



[View of block](#)



£250,000

Set in the centre of town in this stunning development overlooking the landscaped communal courtyard, this immaculately presented two bedroom apartment briefly comprises open plan kitchen/lounge/dining room with doors leading to the balcony, main bedroom with ensuite shower room, modern family bathroom and allocated parking in the undercroft car park. Offered to the market with NO ONWARD CHAIN.

Property Description

ENTRANCE

Secure entry, accessed via courtyard door. Front door to:

ENTRANCE HALL

Doors to all rooms, electric radiator, utility storage cupboard housing hot water cylinder & washing machine, intercom system, spotlights.

BATHROOM

Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with shower over, heated towel rail, mirrored wall-mounted cabinet, part tiled walls, tiled floor. Spotlights to ceiling, extractor fan.

LOUNGE/KITCHEN/DINING ROOM

Double glazed sliding doors to balcony overlooking courtyard, electric radiator. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and hob with extractor fan over, under counter fridge and freezer, integrated dishwasher, spotlights.

BEDROOM ONE

Double glazed window to front aspect. Electric radiator, built-in wardrobe, door to en-suite.

EN-SUITE

Low level WC with concealed cistern, wall-mounted wash hand basin, walk-in shower unit, heated towel radiator, mirrored wall-mounted cabinet, part tiled walls, tiled floor, spotlights. Extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Electric radiator.

PARKING

One allocated parking space in the secure undercroft car park.

COMMUNAL GARDENS

Beautifully manicured courtyard in the centre of the development.

COUNCIL TAX BAND: D

EPC RATING: C

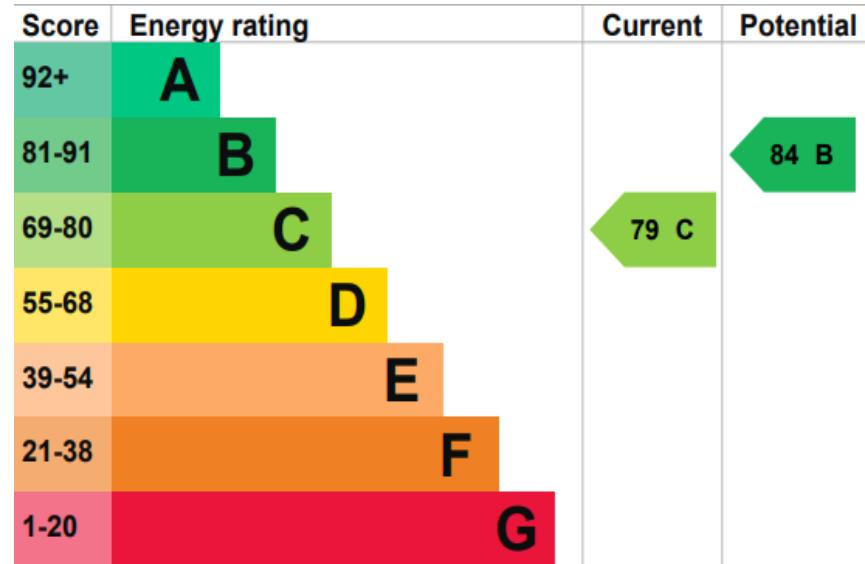
LEASE DETAILS

Years remaining: 235
Ground rent: £473.75
Service charges: £2,785.88



CRANSTONE LODGE, HEMEL HEMPSTEAD HP1 1AJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.
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