



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 under croft 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 1A (PRODUCED FOR MICHAEL ANTHONY)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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