



[View of block](#)



**Offers in Excess of  
£275,000**

We are delighted to offer for sale this larger than average first floor apartment situated within a short walk of Apsley mainline station. Offered with no upper chain and briefly comprising a spacious lounge dining room, kitchen breakfast room, three large bedrooms and a bathroom with separate WC. Other features include, gas to radiator central heating, UPVC double glazing and private residents parking.

# Property Description

## Entrance

Security door with entry phone, opens to the communal entrance hall, stairs to the first and second floors.

## Entrance Hall

Hardwood front door to the entrance hall, walk in storage cupboard.

## Lounge

Double glazed window to the front, radiators, TV point.

## Kitchen/Diner

Fitted with a range of base and eye level storage units, work surface areas with an inset one and half bowl single drainer stainless steel sink unit set below a double glazed window to the front, plumbing and space for a washing machine, wall mounted Worcester Bosch gas boiler, tiled surrounds, radiator.

## Bedroom One

Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Comprising a panel bath with mixer tap and shower attachment, further electric shower over, wash hand basin with mixer tap set in a vanity unit with cupboard below, heated towel rail, extractor fan tiled surrounds and flooring, storage cupboard.

## Separate WC

With low level WC, wash hand basin with mixer tap, extractor fan.

## Parking

Residents private car park.

## Communal Gardens

Storage shed.

## COUNCIL TAX BAND: B

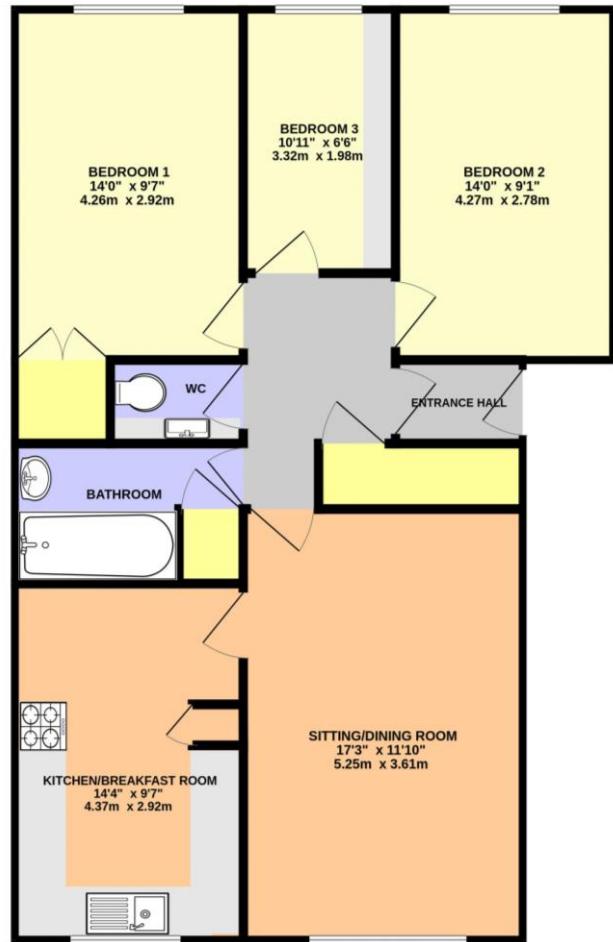
## EPC RATING: C

## LEASE DETAILS

Years remaining: 87

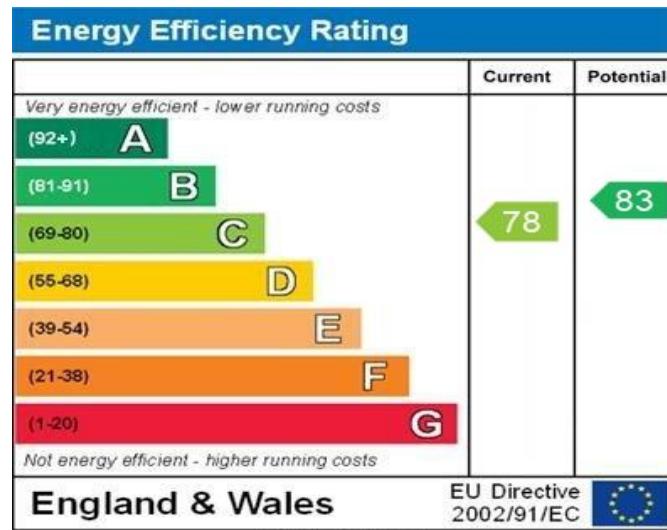
Ground rent: £10 per year

Service charges: £1,484



KENTS AVENUE, HEMEL HEMPSTEAD HP3 9SW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.  
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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