

£275,000

We are delighted to offer for sale this superbly presented two bedroom top flat located in this highly sought after location just a stones throw from Apsley station and Apsley retail park, benefiting from an extended lease, a luxury refitted kitchen, spacious lounge, a master bedroom with recently refitted ensuite shower room, gas central heating and allocated parking.

Property Description

Entrance

Security door with telephone entry system, stairs leading to second floor.

Entrance Hall

Front door opens to the entrance hall, Radiator, access via a pull down ladder to a part boarded and insulated loft, telephone entry system, storage cupboard.

Lounge

A dual aspect room with double glazed windows to the front and side, coving to ceiling, 2 radiators, TV point.

Kitchen

A refitted kitchen boasting a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap, four ring electric hob with oven below and extractor hood over, cupboard housing a wall mounted gas boiler serving central heating and hot water, integrated washing machine, fridge and freezer, tiled surrounds.

Bedroom One

Double glazed window to the front, radiator.

Ensuite Shower Room

A luxury refitted suite comprising a combined low level WC with wash hand basin with mixer tap, double shower, tiled surrounds and flooring, extractor fan.

Bedroom Two

Double glazed windows to both the front and side, radiator.

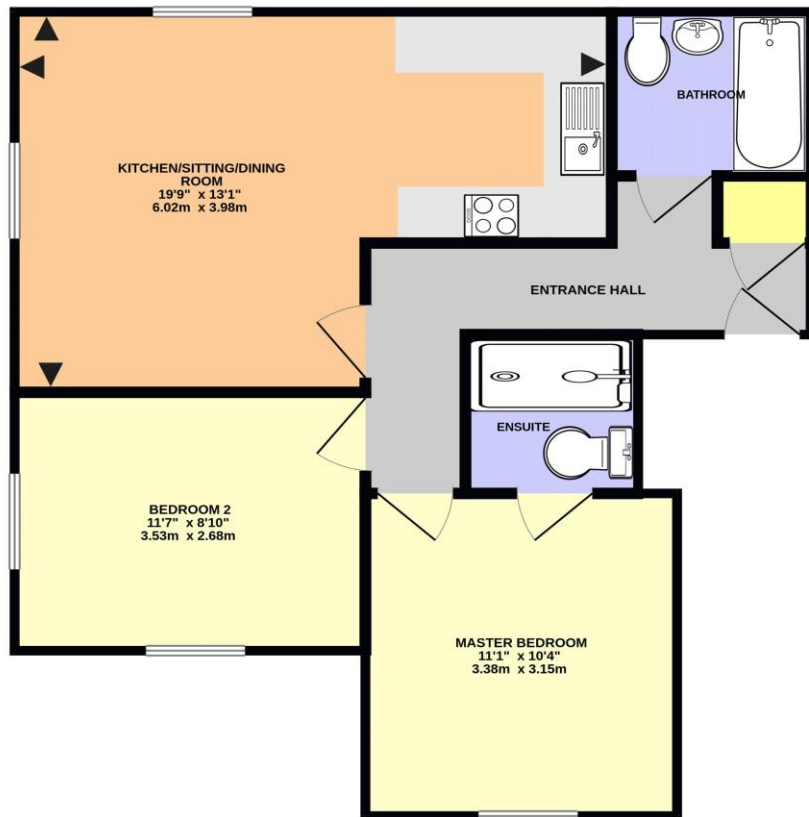
Bathroom

A three piece suite comprising a panel bath with mixer tap and shower attachment, pedestal wash hand basin, WC, radiator, shaver point, extractor fan.

Outside

Allocated Parking Space

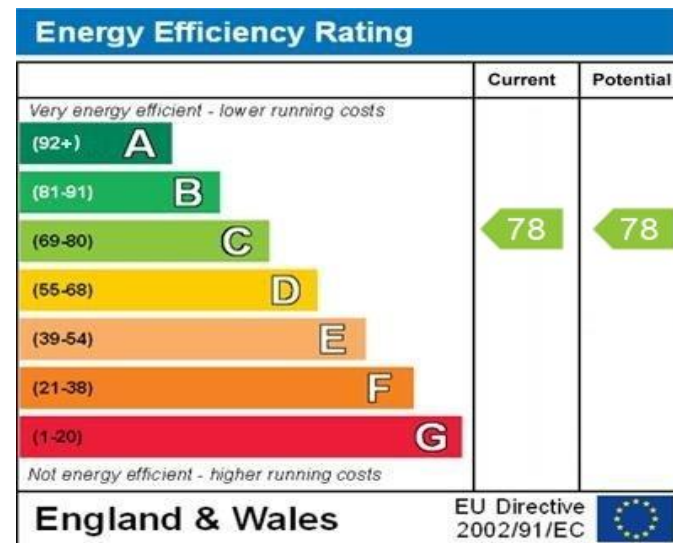
Communal Gardens



EARLSWOOD COURT, HEMEL HEMPSTEAD HP3 9RB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 581 sq.ft. (54.0 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

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