







**£245,000**

We are delighted to offer this immaculately presented, one bedroom apartment located within town centre and walking distance to the mainline station. Briefly comprising of, one double bedroom, bathroom, kitchen/diner/lounge with underfloor heating and double glazing throughout with a balcony.

# Property Description

## ENTRANCE

Communal door with keypad, fob entry, door to lift and stairs.

## ENTRANCE HALL

Doors to all rooms, storage cupboard, further storage cupboard housing washing machine.

## LOUNGE

Double glazed patio door to balcony, double glazed window to side. Television point, spotlights.

## KITCHEN

Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated fridge freezer, electric oven and hob, steel sink with mixer tap and drainer, extractor fan, spotlights.

## BEDROOM ONE

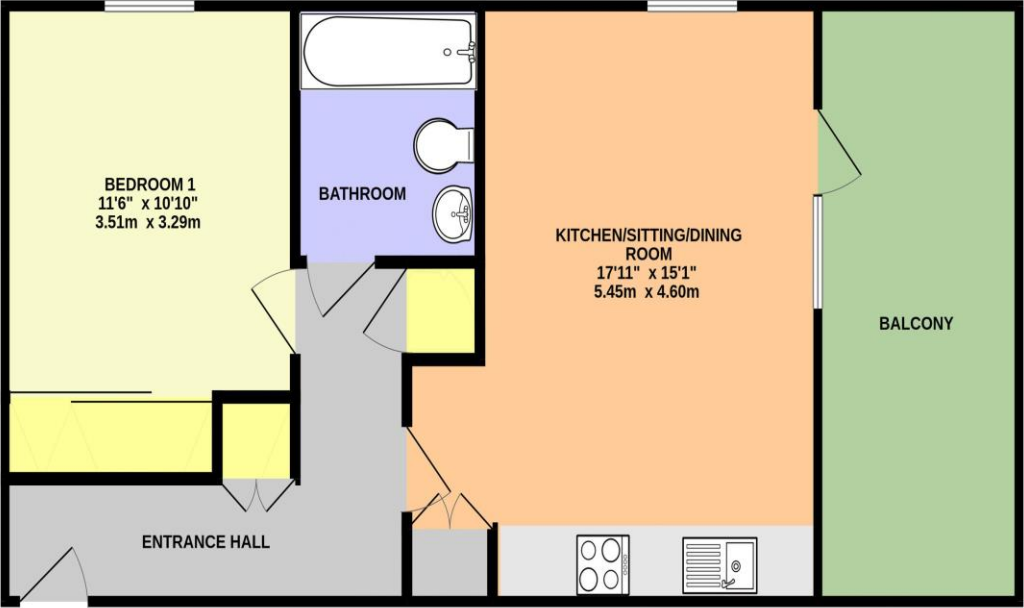
Double glazed window to side aspect. Built-in wardrobe.

## BATHROOM

Electric shower, wash hand basin with hot and cold taps, low level WC, panelled bath with shower over, electric towel rail, extractor fan, spotlights.

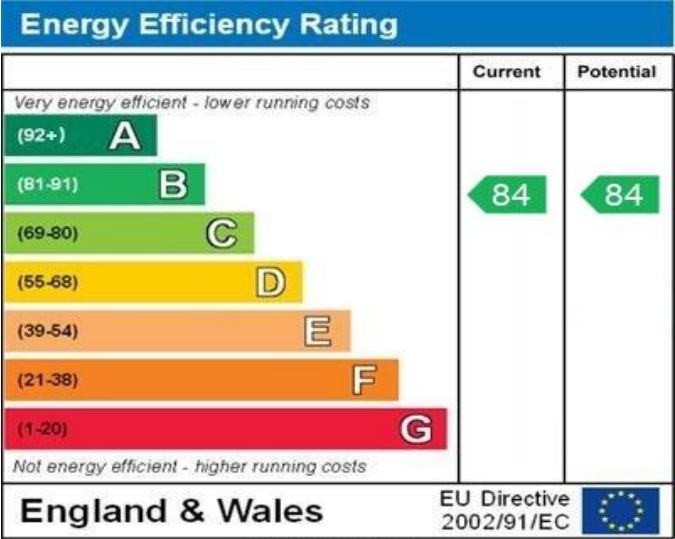
## OUTSIDE

## ALLOCATED PARKING



AUGUSTUS HOUSE, HEMEL HEMPSTEAD HP1 1DP (PRODUCED FOR MICHAEL ANTHONY)

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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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