





£365,000

Located in a highly desirable area close to a range of local amenities and within walking distance of Apsley mainline train station, this beautifully presented two-bedroom apartment offers stylish open-plan living with a kitchen/dining/living area, a balcony, two double bedrooms, an ensuite, and a separate family bathroom. The property also includes allocated parking. This apartment is also available as a 40% shared-ownership purchase.

Property Description

Entrance

Secure entrance with intercom system.

Allocated parking space.

Entrance Hall

Doors to all rooms, electric radiator, storage cupboard, storage cupboard housing water cylinder, telecom system.

Kitchen

Range of floor and wall mounted units, stainless steel sink with drainer, electric hob with extractor fan over, built in oven, space for dishwasher, space for fridge freezer, spotlights.

Lounge/Diner

Electric radiator, double glazed to door to balcony.

Bathroom

WC, pedestal hand wash basin, panel bath with shower over, extractor fan, heated towel rail.

Bedroom 1

Double glazed window to front, electric radiator, door to ensuite.

Bedroom 2

Double glazed window to front, electric radiator.

Ensuite

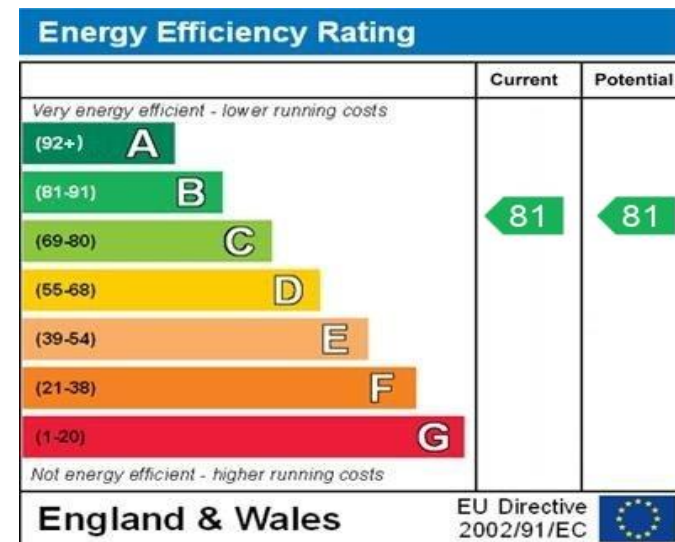
Shower unit, pedestal hand wash basin, WC, extractor fan, part tiled wall.

Outside



REGENTS HOUSE, HEMEL HEMPSTEAD HP3 9GP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
Made with Metropix 62025



WWW.EPC4U.COM

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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk