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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...

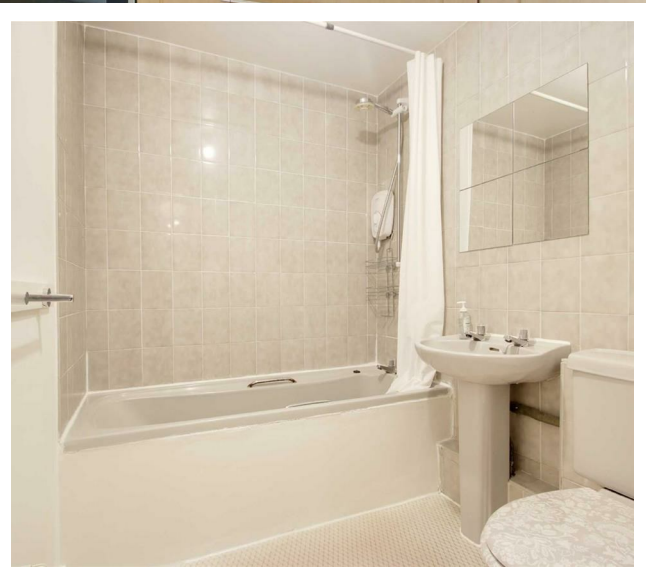


Hemel

OFFERS IN THE REGION OF

£215,000

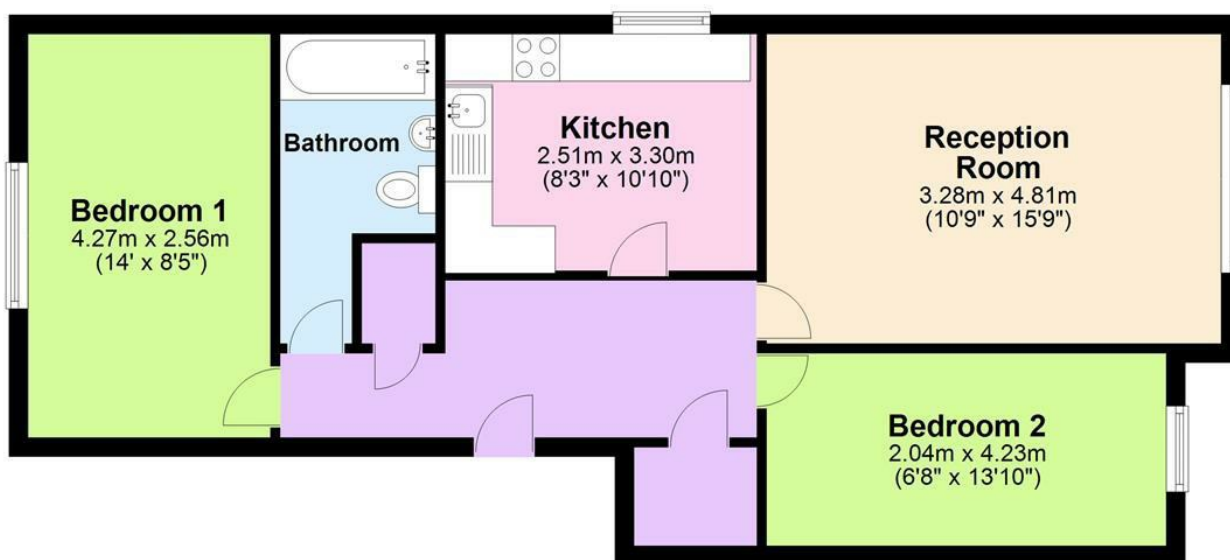
Sterling are pleased to offer for sale this spacious well presented two bedroom apartment with permit parking located on the outskirts of the Old Town area and set within easy reach of the various amenities of the Town Centre. Internally the accommodation comprises entrance hallway, fitted kitchen with appliances, spacious reception room, two well appointed bedrooms and bathroom with shower. In addition to permit parking this delightful apartment also benefits from access to a communal garden area and a secure store area in the under-croft.



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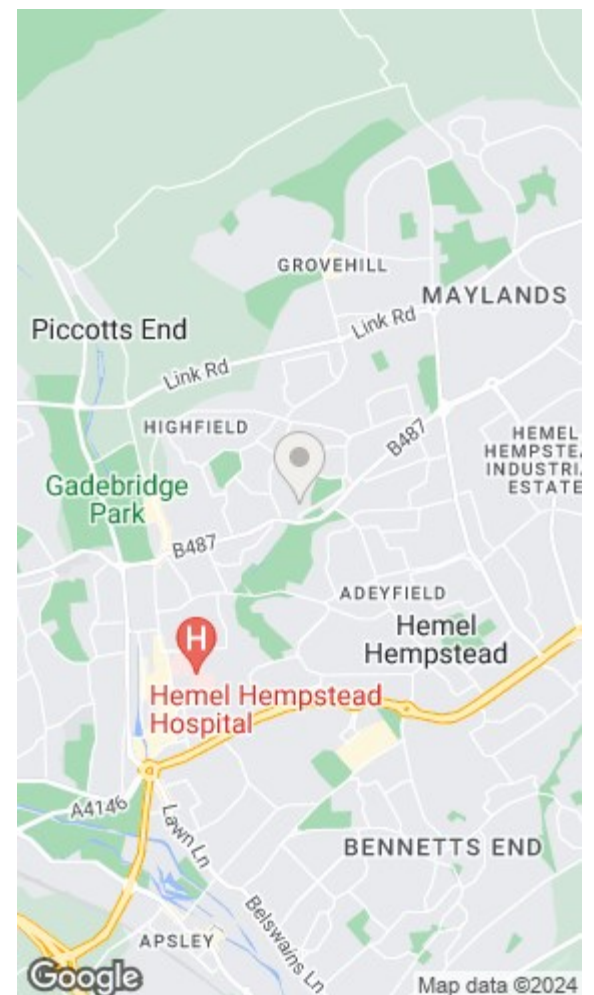
First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

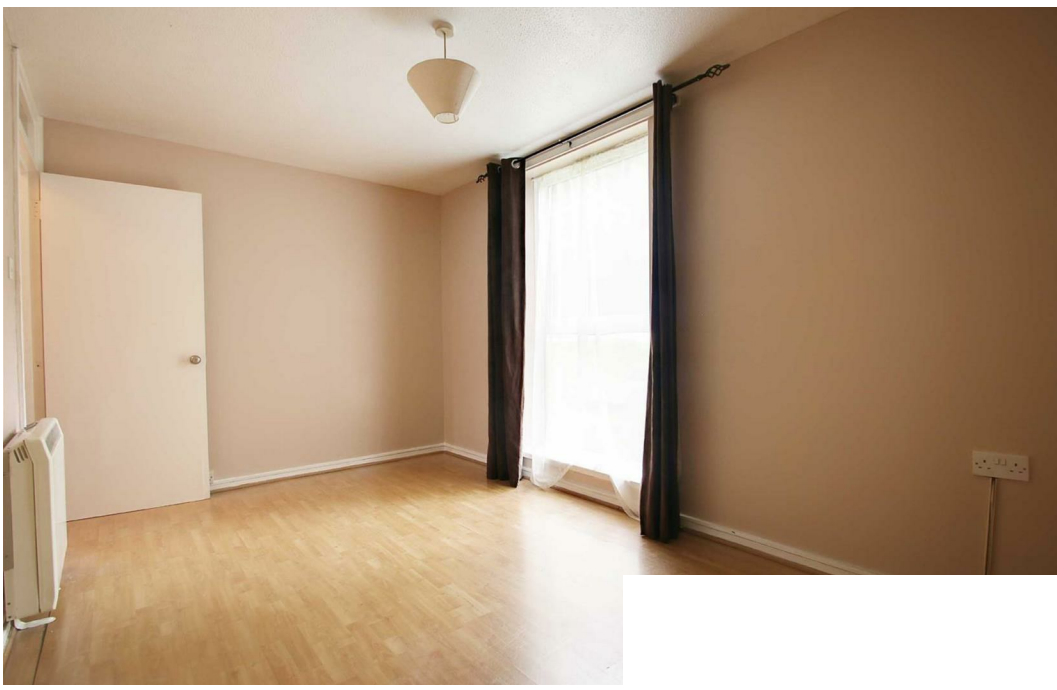


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	50	A	C
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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we enter negotiations:

1. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

Distance to Stations
Hemel Hempstead Station (2.5 Miles)
Apsley Station (2.9 Miles)
Kings Langley Station (4.7 Miles)
Berkhamsted Station (5.2 Miles)

Distance to Schools
George Street Primary School (0.5 Miles)
Yewtree Primary School (0.6 Miles)
Jupiter Community Free School (0.6 Miles)
Hobletts Manor Junior School (0.9 Miles)

The Location
Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre.

Situated 24 miles to the north west of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London Northwestern Railway Overground train to London Euston taking only 35 minutes. Both London Luton and London Heathrow airports are easily accessible via the M1 and M25 respectively.

The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains such as Marks and Spencer and Pizza Express Restaurant.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
Please be aware, should you wish to make an offer for this property, we will require the following information before

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