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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 Hempstead

OFFERS IN EXCESS OF £315,000





# Hemel

OFFERS IN EXCESS OF

£315,000

This charming and rarely available ground floor two-bedroom apartment is situated on Linnet Road, in the desirable area of Apsley, Hertfordshire. The property offers a comfortable and convenient living space, ideal for individuals or small families. The owner of this flat will also benefit from having a share of the freehold, meaning no ground rent is applicable and lower than average service charges apply.



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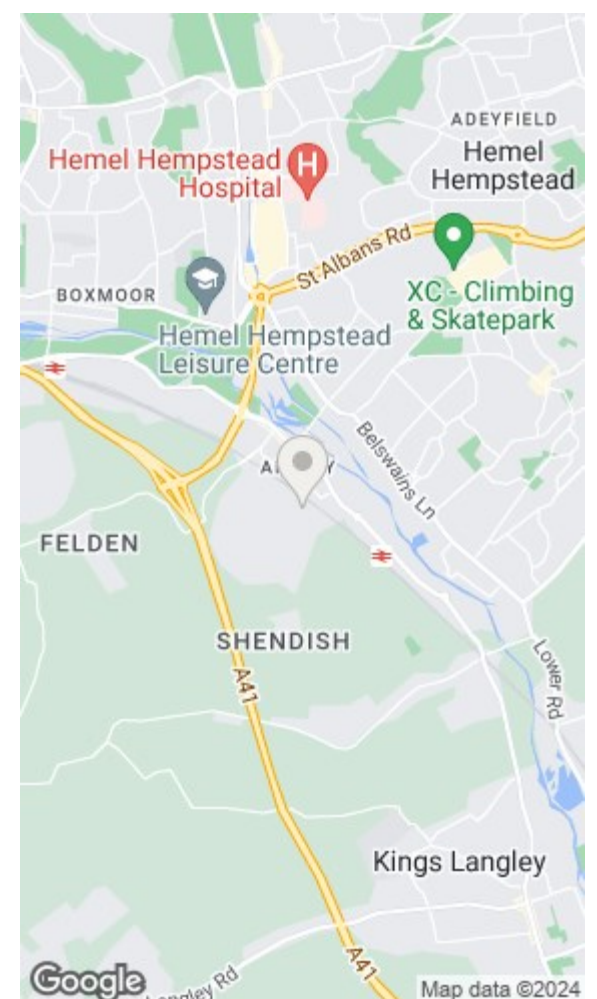


## Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)

Total area: approx. 63.0 sq. metres (678.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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



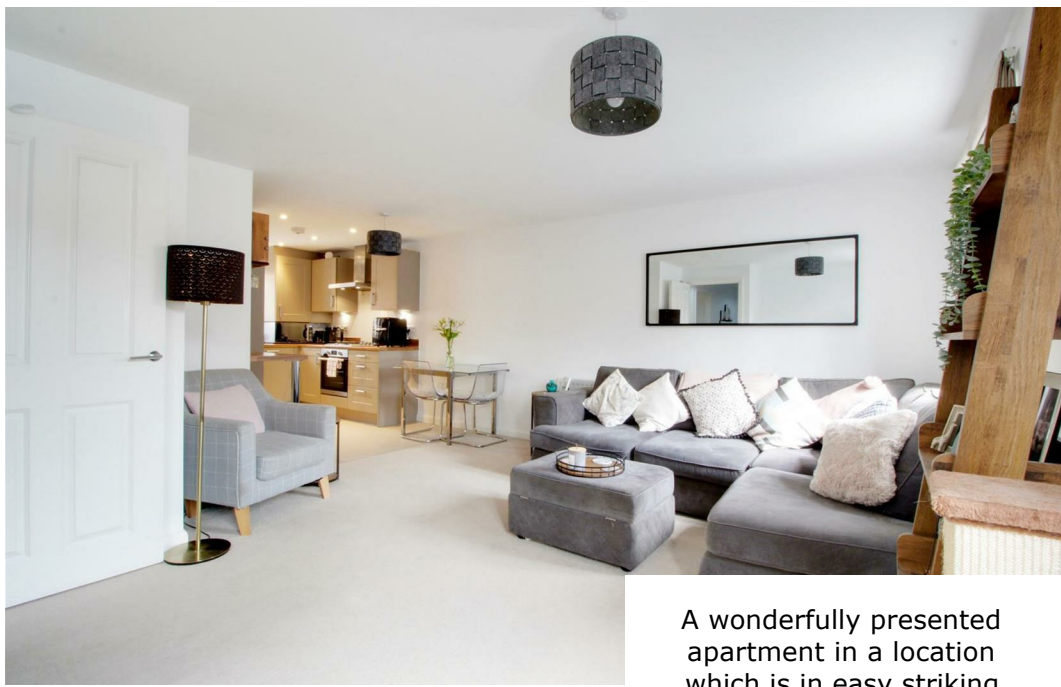


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A wonderfully presented apartment in a location which is in easy striking distance to the A41, M25 and both Hemel and Apsley mainline train stations.



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**The Apartment**  
Upon entering the property, you are greeted by a welcoming hallway that leads to the various rooms. and is fitted with distressed style Herringbone flooring. The well-proportioned living room provides a relaxing space to unwind and entertain, featuring two windows that allows natural light to flood the room. Both bedrooms offer ample space for a variety of furniture arrangements and provide a peaceful haven for rest and relaxation.

The apartment also includes a functional kitchen, equipped with modern appliances. Including an integrated dishwasher, washing machine, fridge, and oven. Alongside an abundance of storage space for your culinary needs. It offers a pleasant area for cooking and dining, perfect for enjoying home-cooked meals with family or friends.

**Outside**  
A notable feature of this property is that it includes a designated parking space, ensuring convenient and hassle-free parking for residents and their guests.

**The Location**  
This apartments location benefits from close proximity to various amenities, including local shops, restaurants, and leisure facilities. Additionally, its location offers convenient access to Apsley and Hemel Hempstead train stations both within walking distance and boasting direct links to London Euston in Approx. 30 minutes. Making it perfect for commuting and effortlessly exploring the surrounding areas. Furthermore, the location provides easy access to the M1, M25 and A41.

**Share of Freehold Information**  
In summary, this two-bedroom apartment in Linnet Road, Hemel Hempstead, offers comfortable living accommodations and the added benefit of a dedicated parking spot. It's convenient location and well-designed living space make it an appealing choice for those seeking a cosy and accessible home in Hertfordshire.  
Tenure: Shared Freehold  
Council Tax: C  
Lease Remaining: 120  
Current ground rent: £0.00 Per Year  
Ground rent review period: every 0 year  
Annual ground rent increase: 0%

**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 we enter negotiations:

1. Copy of your mortgage agreement in principal.
  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.



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