

# HARRY CHARLES

Property Specialists



Rushmere Court, Hemel Hempstead, HP3 9AE

**Price £280,000**



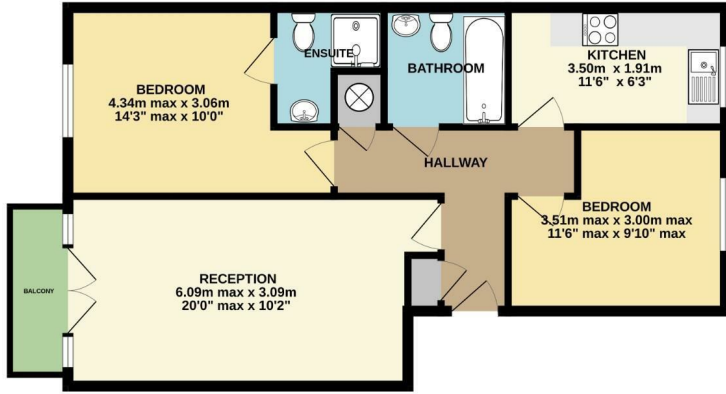
**\*\* NO UPPER CHAIN - TWO BEDROOM 1ST FLOOR APARTMENT - BALCONY WITH VIEWS TO THE CANAL - EN-SUITE TO MASTER BEDROOM - COUNCIL TAX BAND D - LENGTHY LEASE - 977 YEARS REMAINING - SECURE PARKING \*\*** We are delighted to offer for sale this well presented two double bedroom, two bathroom first floor apartment overlooking the Grand Union Canal with a private gated entrance. The property includes an entrance hall, a living room with doors leading onto the balcony with views over the canal, a fitted kitchen, two bedrooms, one with en-suite, and a family bathroom. Benefits include double glazing, allocated parking and a secure entry phone system. Please contact us without delay to arrange an early appointment to view.

- First Floor Apartment
- Lounge Diner
- Gated Development
- Master With En-Suite
- Council Tax Band D
- Balcony Overlooking Canal
- Fitted Kitchen
- No Upper Chain
- Further Bedroom
- Secure Allocated Parking



# Floor Plan

FIRST FLOOR  
61.4 sq.m. (661 sq.ft.) approx.



RUSHMERE COURT  
TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor ©2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	85	78	80
<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>(82 plus) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.