

Mulburries

Lawn Lane , Hemel Hempstead, HP3 9HW
Guide price £240,000

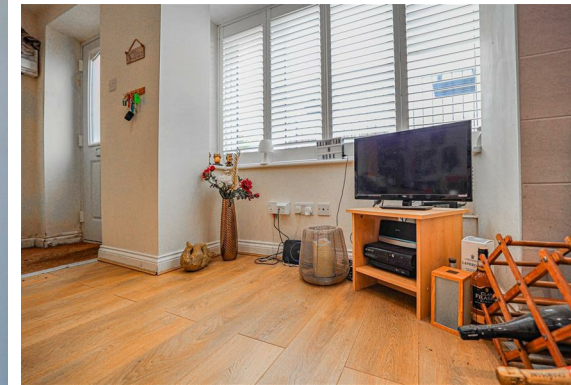


Lawn Lane, Hemel Hempstead, HP3 9HW

- One/Two Bedroom Ground floor Maisonette
- Semi open-plan Kitchen with integrated appliances
- Spacious Lounge/Dining room
- Security alarm system (needs maintenance)
- Allocated brick blocked parking space
- Tax band = B
- Service charge = £0
- Ground rent = £0
- Share of freehold pending
- Lease currently 100 years

Set back from the road some distance and offering an off road parking space, we are delighted to market this wonderful two bedroom ground floor maisonette situated within touching distance of the town centre and walking distance to both Hemel and Apsley stations.

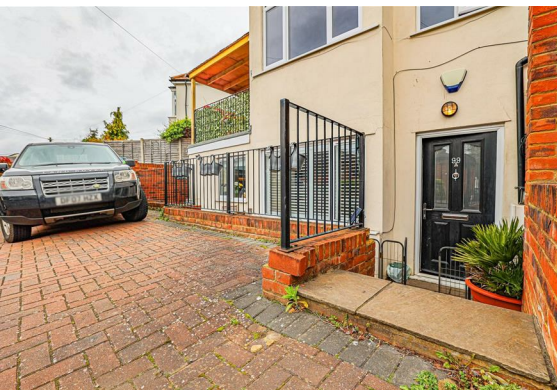
Its convenient location provides stunning walks along the canal and the property offers an allocated off road parking space, large living area, bathroom, kitchen and two bedrooms, one of which could be used as home office or study. The parking in front of the property is a real plus point for the area, given its proximity to both stations and a viewing is highly recommended.





The property has reached its maximum potential on the EPC and is cost effective to run as well as having favourable lease detail to include: 143 years remaining on the lease and no ground rent and service charge payable. A share of freehold is also available by separate negotiation.

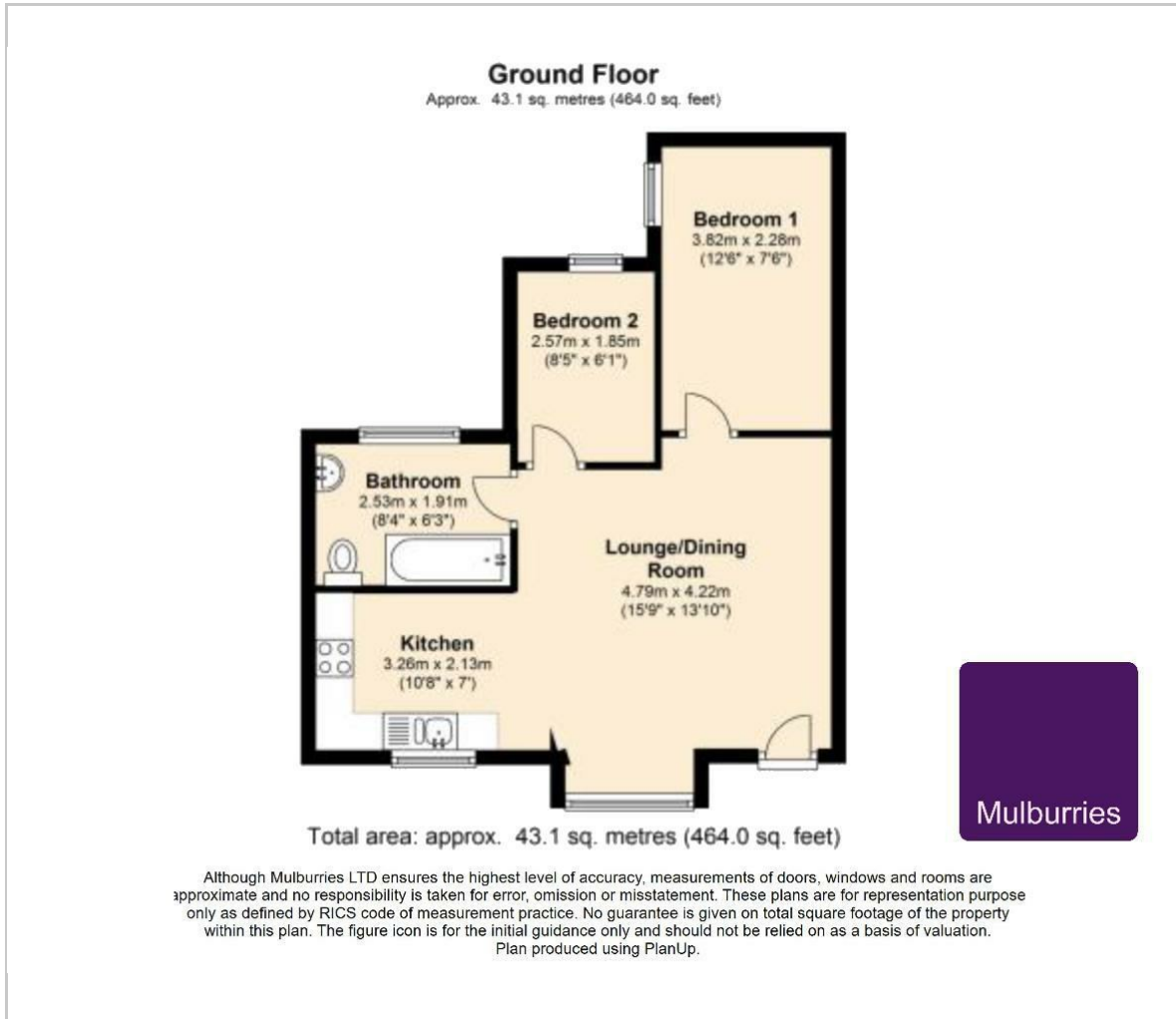
Area Guide: Apsley is a peaceful spot loved by the canal boat community. Its rail station makes it a popular location for commuters into London Euston, but the neighbourhood itself still has plenty of bars and restaurants to convince you to stay local. Apsley Mills retail park and its proximity to a large supermarket makes the area a convenient shopping alternative for those living outside of Hemel Hempstead town centre.



Once a key part of the paper manufacturing business, the canal that runs through Apsley and its marina is now a pleasant place for a stroll, with waterside properties on the market for those who are able to snap them up. Not far from here, history-lovers and golfers can enjoy the hotel and grounds of Shendish Manor.



Floor Plan



Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

