

Mulburries

Swan Court, Waterhouse Street , Hemel Hempstead, HP1 1DS

Offers in excess of £190,000



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- Second Floor Apartment
- Allocated Parking Space
- Town Centre Location
- Modern Decor
- Council Tax Band = C
- Phone Entry System
- Lift Access
- Approximately 0.9 miles to Hemel Train Station



****Chain Free**** Mulburries are delighted to welcome this beautifully decorated and centrally located one bedroom apartment in Hemel Hempstead to the market.

The second floor apartment, which is accessible via lift and has a phone entry system has been owned by the current occupant since it was built and that is evident with the immaculate condition of the property. Comprising of; entrance hallway with storage cupboard, open planned kitchen/living/dining room with Juliet balcony, double bedroom with built in wardrobes

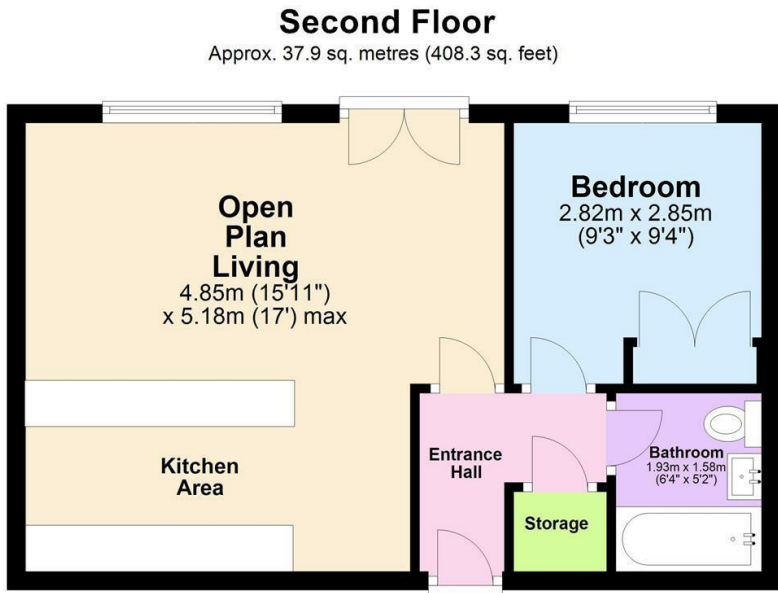


and three piece family bathroom with bathtub and shower.

With regards to location, the development is based in town centre and is 1.2 miles from Hemel Hempstead station which provides access into Euston in approx 30 minutes. The flat itself comes with a parking space too, one of the few in the development to do so.

Service Charge: £256 per month
Ground Rent: £350 per annum
Lease remaining: 117 Years

Floor Plan

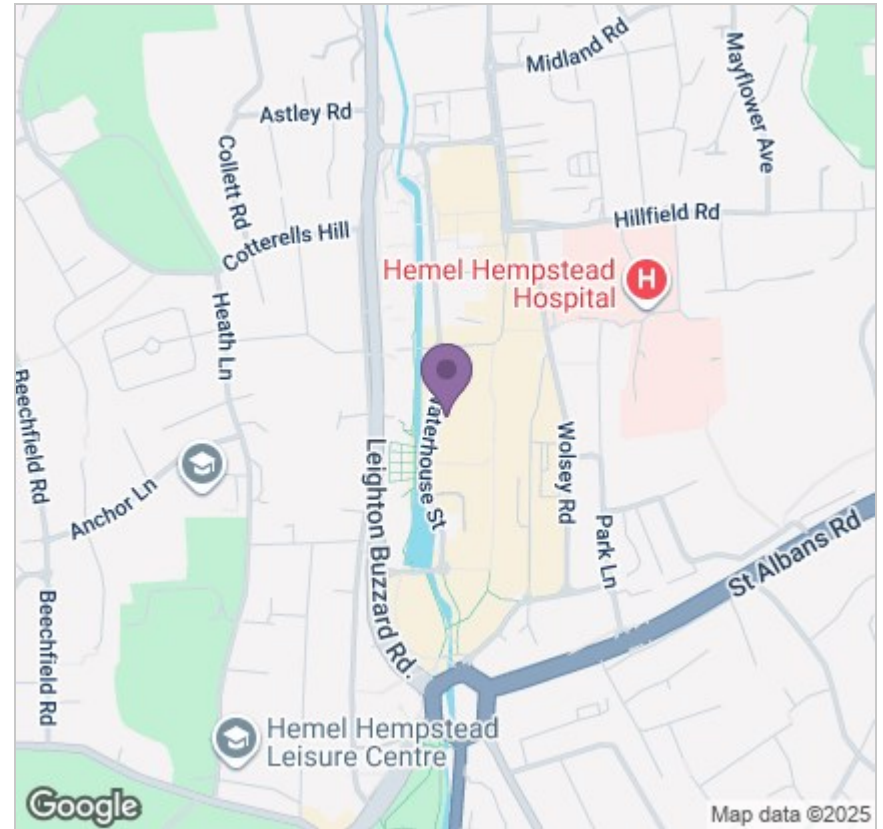


Total area: approx. 37.9 sq. metres (408.3 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	58
England & Wales		EU Directive 2002/91/EC	

Viewing

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

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