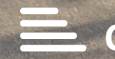


Mulburries

Cygnets House, Bittern Close , Hemel Hempstead, HP3 9FF

Guide price £275,000





## Cygnets House, Bittern Close, Hemel Hempstead, HP3 9FF

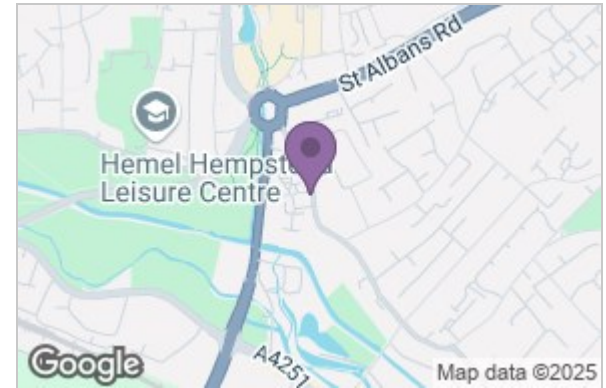
Mulburries are excited to offer this spacious and well-presented Two Bedroom GROUND FLOOR apartment within walking distance to Apsley Train Station and the picturesque benefits of the Grand Union Canal and Apsley Marina featuring the Paper Mill local Pub/Restaurant.

The accommodation comprises of a security entry system leading to front door, spacious hallway with doors opening into two bedrooms, a well-presented modern bathroom and a bright lounge/dining room leading to fitted kitchen.

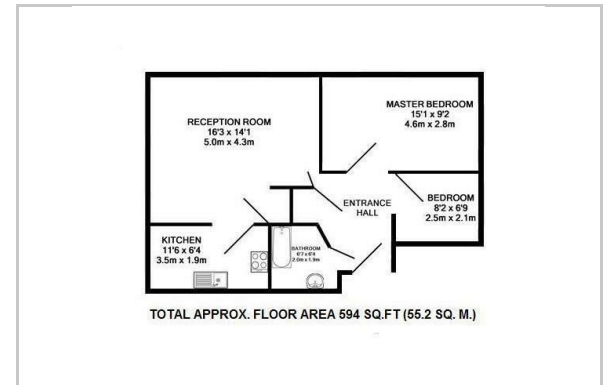
Externally the development is positioned in a quiet location that backs onto the Gran Union Canal and benefits from allocated parking and well-tended communal gardens. Further benefits include recently refitted with beautify laid light wood flooring, double glazing and gas central heating. With a lease of approximately 977 years and peppercorn ground rent.

Apsley village is a favoured residential area with a delightful village feel hosting local schooling along with a good selection of shops and other amenities including Sainsburys Super Store. For the commuter the village benefits from its own mainline railway station to London Euston located situated only Approximately 0.4 miles away by foot.

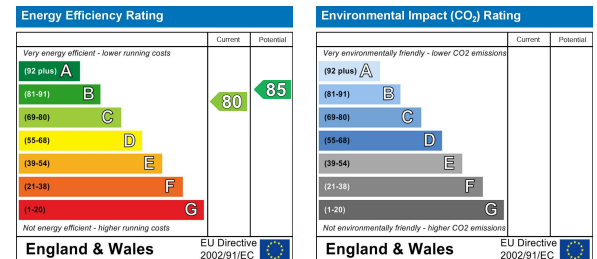
### Area Map



### Floor Plan



### Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.