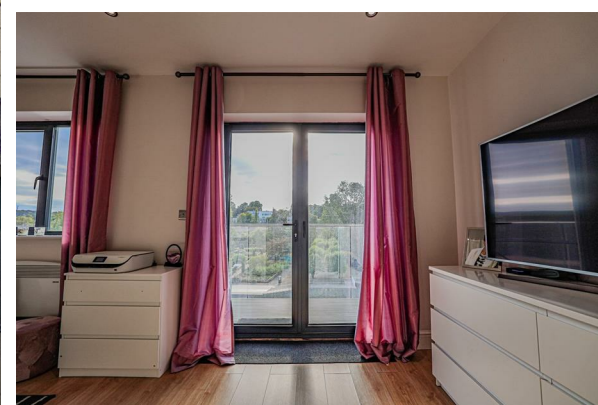




Mulburries

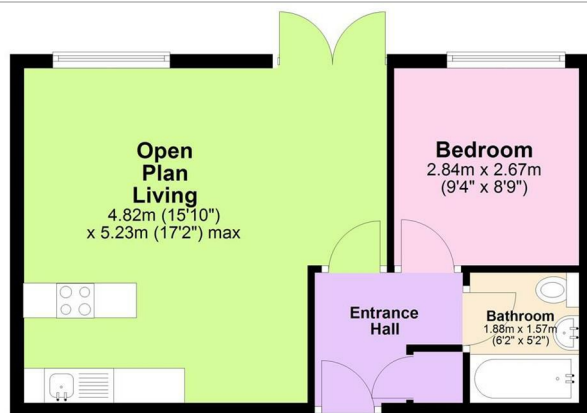
TO LET



Swan Court, 22 Waterhouse Street, Hemel Hempstead, HP1 1DS

£1,200 Per month

- Third Floor Apartment
- Balcony looking over the water gardens
- Approximately 0.9m to Train Station
- Chain Free
- Phone Entry System
- Lift Access
- Modern Decor



**Third Floor**  
Approx. 38.5 sq. metres (414.8 sq. feet)



**Total area: approx. 38.5 sq. metres (414.8 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. Plan produced using PlanUp.

## THE PROPERTY

**\*\*Chain Free\*\*** Mulburries are delighted to welcome this beautifully decorated and centrally located one bedroom apartment in Hemel Hempstead to the market. This property has a balcony overlooking the beautiful water gardens

The third 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 a 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: £295 per month\*

Ground Rent: £350 per annum

Lease remaining: 117 Years

\*Subject to change\*

## SITUATION

## Directions

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH

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