



**Longman Court Stationers Place, Hemel Hempstead HP3 9RS**



**welcome to**

**Longman Court Stationers Place, Hemel Hempstead**

LONG LEASE & NO UPPER CHAIN. Stunning two-bedroom ground floor apartment in the sought-after Apsley Lock Development, overlooking the Marina. This property is a must view! Call today to avoid disappointment





## Entrance Hall

### Lounge

15' 9" To Max x 13' 9" To Max ( 4.80m To Max x 4.19m To Max )

### Private Balcony

33' 3" To Max x 4' 6" Plus Recess ( 10.13m To Max x 1.37m Plus Recess )

### Kitchen

10' 11" x 5' 11" ( 3.33m x 1.80m )

### Bedroom One

11' 11" To Max x 10' 6" To Max ( 3.63m To Max x 3.20m To Max )

### En-Suite

### Bedroom Two

10' 2" x 8' ( 3.10m x 2.44m )

### Bathroom

### Outside

### Allocated Parking

Total floor area 60.4 m<sup>2</sup> (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Longman Court Stationers Place, Hemel Hempstead

- Sought After Development
- Popular Residential Area
- Two Bedroom Ground Floor Apartment With Marina Views, A Long Lease & No Upper Chain
- Beautifully Presented Throughout
- Spacious Living Accommodation With Private Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1471.00

Ground Rent: 245.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110784](https://www.brownandmerry.co.uk/Property/HHD110784)



Property Ref:  
HHD110784 - 0007

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