

Lawn Lane  
Hemel Hempstead



# Lawn Lane

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## Offers In Excess Of £260,000

entrance hall | kitchen/dining & living room | private terrace | master bedroom with ensuite shower | second bedroom | family bathroom | parking | communal grounds

Conveniently situated a short distance from excellent amenities, and with Apsley station less than a mile away, this modern two bedroom, two bathroom apartment enjoys a secure entry system, private terrace, and allocated parking.

Accommodation includes a spacious open-plan kitchen/dining and living room. Contemporary kitchen cabinetry features an integrated oven and hob. The private terrace, accessed from the living space, offers ample space for a table and chairs.

Located off the entrance hall, the main bedroom includes built-in wardrobes and an ensuite shower room for added convenience. A second double bedroom is served by the modern family bathroom.

This stylish development further benefits from lift access, off road parking, and communal gardens. Box Moor is just a short distance away offering lovely scenic walks, while Hemel Hempstead town centre boasts a wide array of amenities.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

### Tenure

Lease: 125 years from 2007

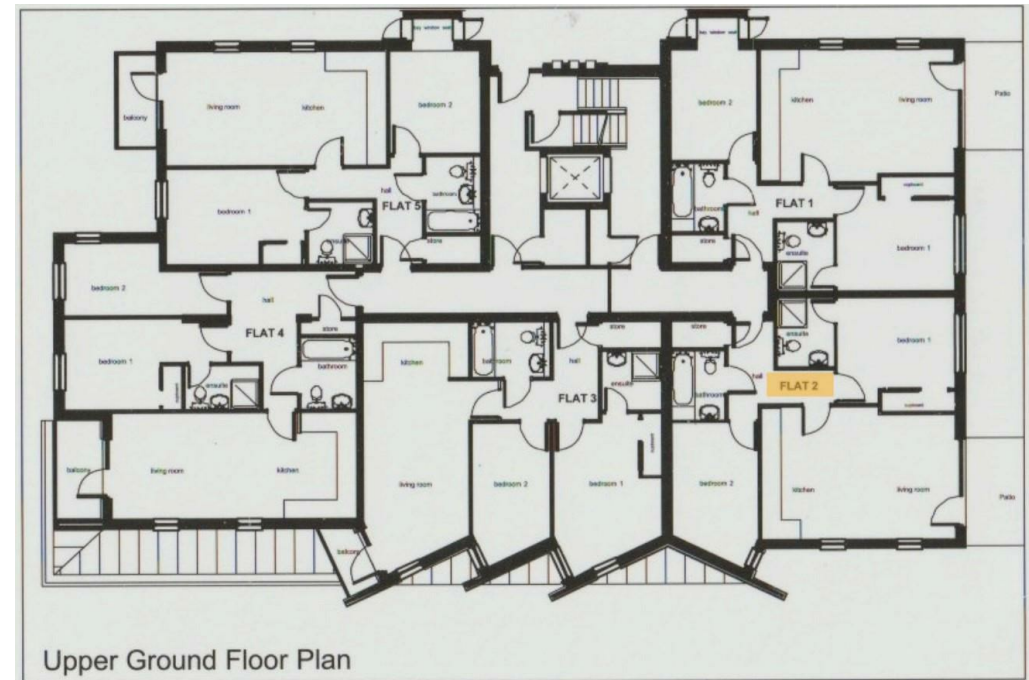
Service Charge: TBA

Ground Rent: TBA

### Situation

Hemel Hempstead offers excellent shopping, restaurants, sporting and educational facilities. For commuters, the M1 and M25 are within easy reach, whilst the mainline stations at Hemel Hempstead and Apsley provide fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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