



Lawn Lane
Hemel Hempstead

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Offers In Excess Of £235,000

entrance hall | kitchen/dining & living room | balcony | double bedroom | family bathroom | parking | communal grounds | lift access

Conveniently situated a short distance from excellent amenities, and with Apsley station less than a mile away, this modern one bedroom, top-floor apartment enjoys a secure entry system, private balcony, and allocated parking.

Accommodation includes a spacious open-plan kitchen/dining & living room. Contemporary kitchen cabinetry features an integrated oven and hob. The private balcony, accessed from the living space, is an ideal spot for a morning cuppa.

An exceptionally generous double bedroom is located off the entrance hall, as is 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 C (Dacorum).

Tenure

Lease: 125 years from 2007

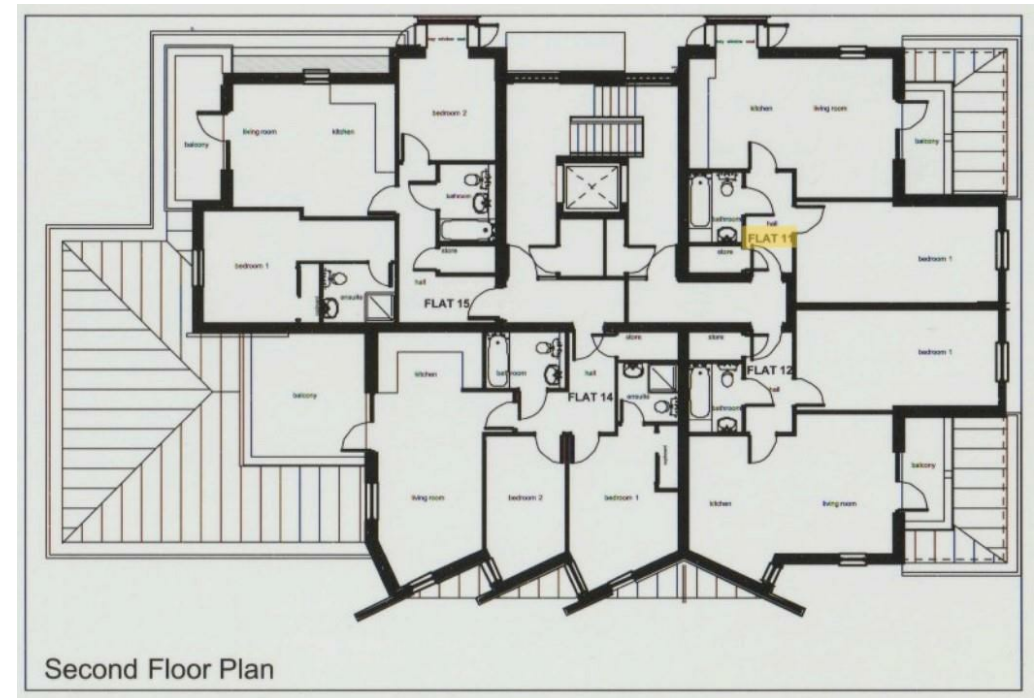
Service Charge: £1,155.81 per year

Ground Rent: £100.00 per year

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	77
	EU Directive 2002/91/EC	



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