



Clements estate agents



Linnet Road

, Hemel Hempstead, HP3 0FP

Clements are delighted to market this exceptional TWO DOUBLE BEDROOM first floor apartment in the ever popular Apsley Village. Just a short walk from Apsley Train Station and on the door step of all local amenities and excellent schools this property must be viewed to be fully appreciated. Offering stylish and contemporary living accommodation to include: large living area perfect for entertaining with an open plan fully integrated 'top spec' kitchen, two equally good sized bedrooms with an abundance of natural light, ample storage and modern fitted bathroom. The apartment also benefits from allocated parking and residents have a share of freehold. VIEWING STRONGLY RECOMMENDED.

Asking Price £325,000

7 Linnet Road

, Hemel Hempstead, HP3 0FP



- Two Bedroom Apartment
- Open Plan Living/Kitchen Area
- Allocated Parking & Bike Store
- Chain Free
- Stylish Living Accommodation
- High End Specification Throughout
- Close to Apsley Train Station
- Naturally Bright & Spacious
- Energy Efficient
- Close to The Excellent Two Waters School

Communal Entrance

Entrance Hallway

Living Area

Kitchen Area

Open Plan Living/Kitchen

22'8 x 16'3 (6.91m x 4.95m)

Bedroom One

11'8 x 10'7 (3.56m x 3.23m)

Bedroom Two

10'7 x 9'9 (3.23m x 2.97m)

Bathroom

7'8 x 6'7 (2.34m x 2.01m)

Communal Grounds



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



TOTAL: 64.7 m² (696 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	84	84	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	