



Clements estate agents



## Kents Avenue

, Hemel Hempstead, HP3 9SW

Clements are delighted to market this COMPLETELY REFURBISHED two double bedroom ground floor flat in Apsley on the door step of local amenities and just a short walk from Apsley Mainline Train Station. The property is finished to high specification throughout and is naturally bright and spacious with great room sizes and also offers ample storage space. TWO DOUBLE BEDROOMS, large living room with fitted blinds and large newly fitted kitchen, newly fitted bathroom and cloakroom. VIEWING STRONGLY RECOMMENDED.

**Offers In Excess Of £270,000**

# 25 Kents Avenue

, Hemel Hempstead, HP3 9SW



- No Onward Chain
- Two Large Double Bedrooms
- Great Room Sizes
- Newly Fitted Kitchen & Bathroom
- Close to All Amenities
- Walking Distance to Aspley Station

**Communal Entrance** 5'07 x 3'03 (1.70m x 0.99m)

## Entrance Hallway

## Living Room

16'05 x 11'08 (4.88m/1.52m x 3.56m)

## Kitchen

13'04 x 9'06 (4.06m x 2.90m)

## Bedroom One

13'06 11'09 (4.11m 3.58m)

## Bedroom Two

13'06 x 9'06 (4.11m x 2.90m)

## Bathroom

9'06 x 5'10 (2.90m x 1.78m)

## Cloakroom

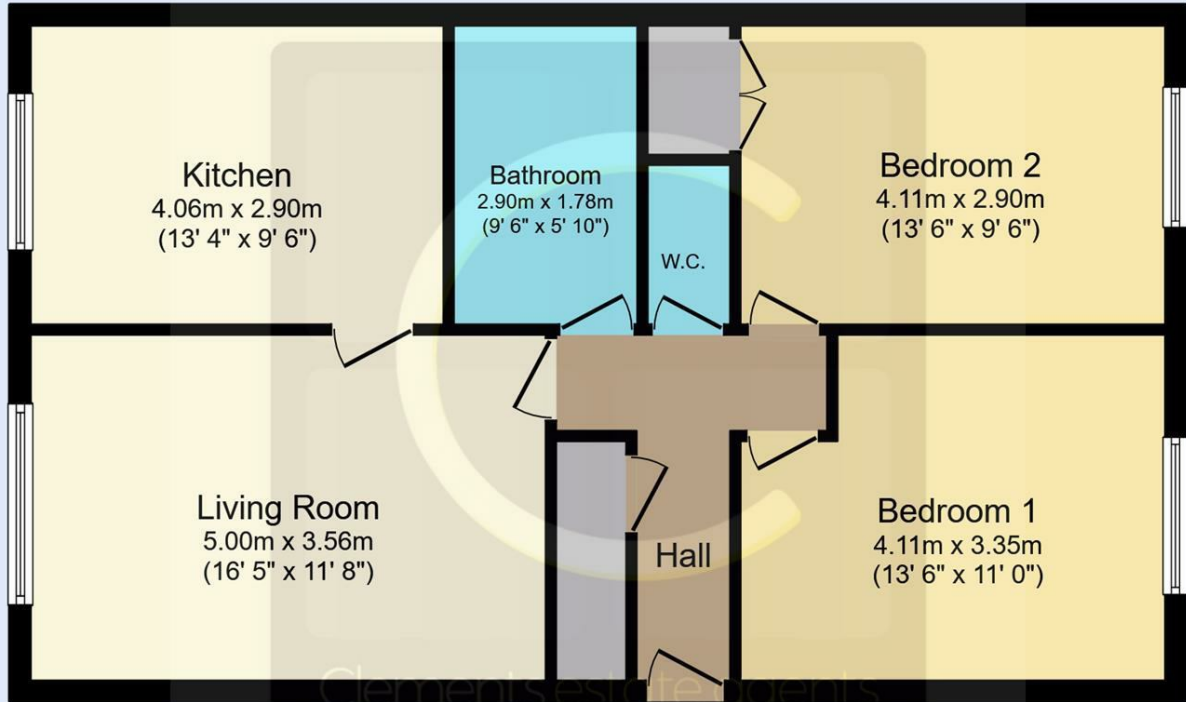


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floor Plan



**Floor Plan**  
Floor area 69.8 m<sup>2</sup> (751 sq.ft.)

TOTAL: 69.8 m<sup>2</sup> (751 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.

