

Offers In Excess of **£280,000**

tel: **01442 214151**



Frances House, London Road, Apsley, Hemel Hempstead HP3 9GF

Clements Estate Agents are delighted to offer this STUNNING 3 Bedroom split level DUPLEX apartment offering very spacious room sizes, good decorative order and a sought after Apsley location close to the railway station with direct links to London Euston. The property offers a modern kitchen and bathrooms, allocated parking making viewing very much essential!

- Split Level Apartment
- Three Bedrooms
- Spacious Room Sizes
- Good Decorative Order
- Allocated Under Cover Parking



Property Description

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ENTRANCE HALL

Wood effect flooring. Door to:-

LOUNGE DINING ROOM

Pair of double glazed French doors opening on to a Juliet balcony with double glazed windows to both sides. Stairs leading to the first floor. Under stairs storage cupboard. Security entry phone system. Electric heater. Wood effect flooring. Doors to:-

KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers, and with the benefit of matching cornices, plinths, pelmets and concealed lighting. Colour co-ordinated work surfaces and part tiled walls. Integrated stainless steel BOSCH oven and grill. Integrated BOSCH hob with extractor over. Space and plumbing for both an

automatic washing machine and dishwasher. Space for a fridge freezer. Double glazed window.

CLOAKROOM

Fitted in white with chrome fittings and comprising a wall hung wash hand basin with mixer tap and tiled splash back. Low level WC. Wall mounted mirror fronted cabinet.

FIRST FLOOR LANDING - SITTING ROOM/STUDY

Pair of double glazed French doors opening on to a Juliet balcony with double glazed windows to both sides. Electric heater. Doors to:-

BEDROOM TWO

Double glazed window. Electric heater.

INNER HALLWAY

Door leading to the main block's first floor landing. Entry phone system. Electric heater. Doors to:-

MASTER BEDROOM

Double glazed window. Built in double wardrobe. Electric heater. Door to:-

ENSUITE SHOWER ROOM

Fitted in white with chrome fittings and comprising a tiled shower cubicle with fitted shower and shower door, pedestal wash hand basin with mixer tap, and a low level WC. Colour co-ordinated part tiled walls with decorative tiled border and tiled flooring. Wall light with shaver point. Electric heater.

BEDROOM THREE

Double glazed window. Wood effect flooring. Electric heater.

BATHROOM

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, and a low level WC. Colour co-ordinated part tiled walls with decorative tiled border and tiled flooring. Heated towel rail. Wall light with shaver point. Wall mounted mirror fronted cabinet. Electric heater. Airing cupboard.

OUTSIDE

Allocated covered parking. Marked with F12 and further visitors parking.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

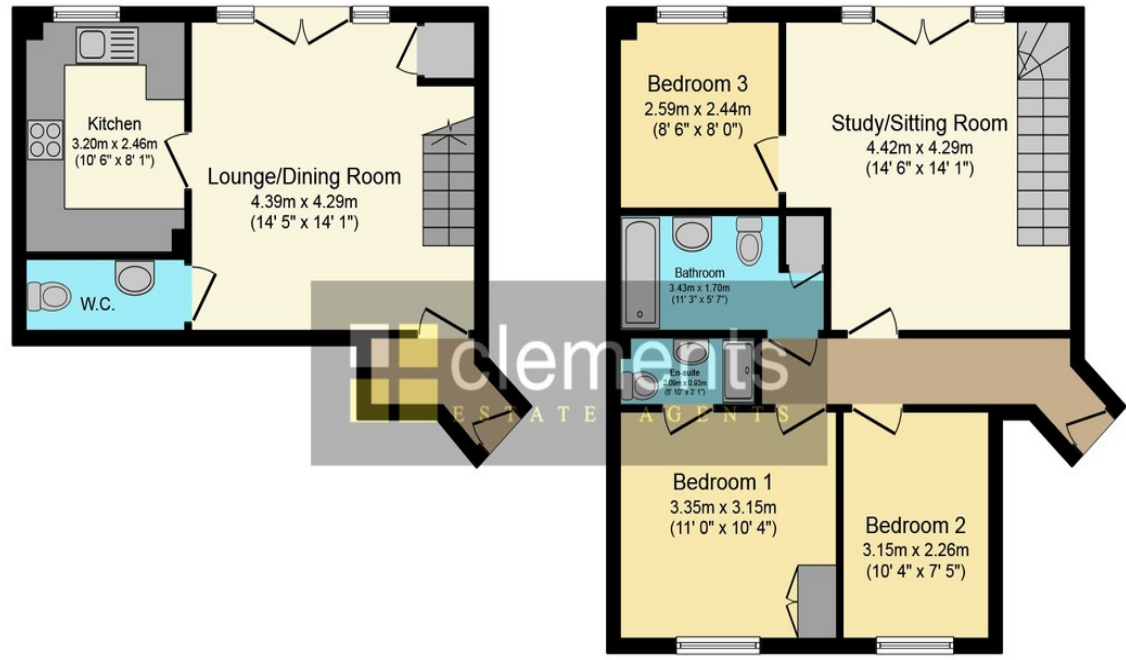
Contact Details

142 Marlowes
Hemel Hempstead
Hertfordshire
HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk



Ground Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

First Floor

Floor area 56.2 sq. m. (605 sq. ft.) approx

Total floor area 88.2 sq. m. (949 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.