



View of block



**Offers in Excess of
£350,000**

Located close to Apsley train station and the local High Street with a host of amenities, this beautifully presented, modern two bedroom apartment is immaculate throughout, comprising two double bedrooms, an ensuite, a further family bathroom, open plan, dual aspect lounge/kitchen/dining room with a balcony. Additionally, the property benefits from an underground car park with an allocated space.

Property Description

ENTRANCE

Secure entrance with intercom system. Door to:

ENTRANCE HALL

Doors to all rooms, spotlights, radiator, storage cupboard housing hot water cylinder, washing machine.

KITCHEN/DINING ROOM/LOUNGE

Double glazed windows to front and side aspects, double glazed doors to balcony. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven and electric hob, built-in fridge freezer, integrated dishwasher, stainless steel one and a half bowl and drainer sink with mixer tap, two radiators, spotlights.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobe, radiator, door to en-suite.

EN-SUITE

Shower cubicle, low level WC, wall-mounted wash hand basin, wall-mounted mirror with storage, spotlights, heated towel rail, part tiled walls, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Wall-mounted wash hand basin, low level WC, panelled bath with shower over, heated towel rail, shaver point, spotlights, extractor fan, part tiled.

COUNCIL TAX BAND: D

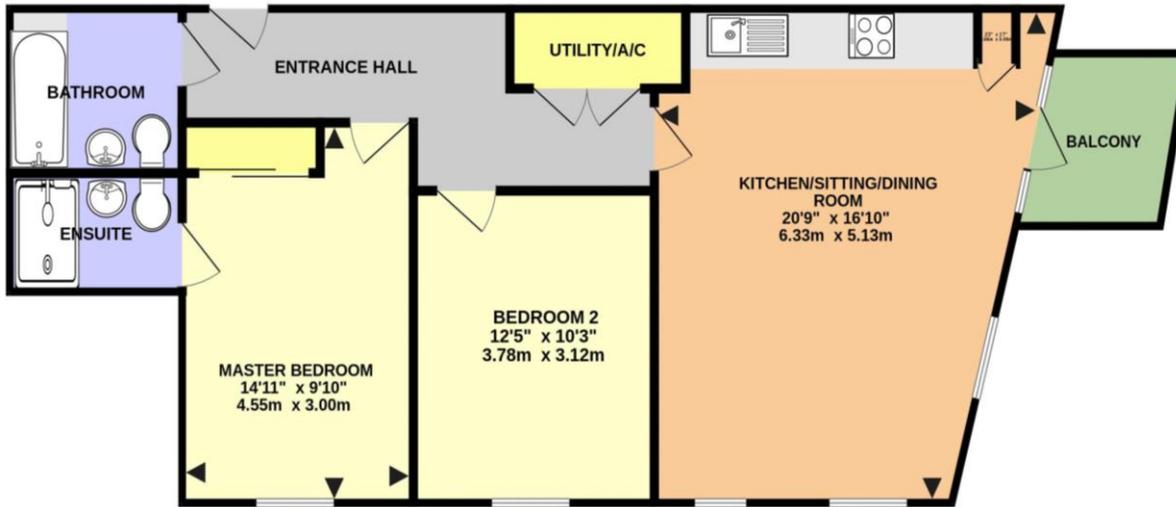
EPC RATING: C

LEASE DETAILS

Years remaining: 993

Service charges: £1,428 per year

Ground rent: £0



LANCASTER HOUSE, HEMEL HEMPSTEAD HP3 9GQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA 72.1 SQ.M (776 SQ.FT.) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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	
<small>WWW.EPC4U.COM</small>		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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