



**Kents Avenue, Hemel Hempstead, HP3 9SW**  
**£295,000**

Located in highly sought after Apsley is this spacious top floor purpose built flat. Boasting three bedrooms, 17'2 Living Room, 14'3 kitchen/breakfast room, double glazing, gas central heating, bathroom and separate wc, large walk in storage cupboard and gated residents parking.

Situated within easy reach of Apsley train station, local shops, restaurants, supermarkets and the M1, M25 and A41 road links.

## Communal Hallway

Secure entry phone and stairs to all floors.

## Entrance Hall



Front door, wood flooring, radiator and walk in cupboard.

## Living Room 17'2 x 11'9 (5.23m x 3.58m)



Double glazed window, radiator, coving and TV point.

## Kitchen/Breakfast Room 14'3 x 9'8 (4.34m x 2.95m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, stainless steel sink with drainer, tiled splash backs, electric cooker point with cooker hood over, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, cupboard housing boiler, breakfast bar, radiator and double glazed window.

## Bedroom One 14'3 x 9'3 (4.34m x 2.82m )



Double glazed window, radiator and built in wardrobe.

### **Bedroom Two 14'3 x 9'5 (4.34m x 2.87m)**



Double glazed window and radiator.

### **Bedroom Three 10'11 x 6'6 (3.33m x 1.98m)**



Double glazed window and radiator.

### **Bathroom**



Panelled bath with mixer tap and shower over, low level wc, pedestal wash hand

basin, extractor fan, tiling and heated towel rail.

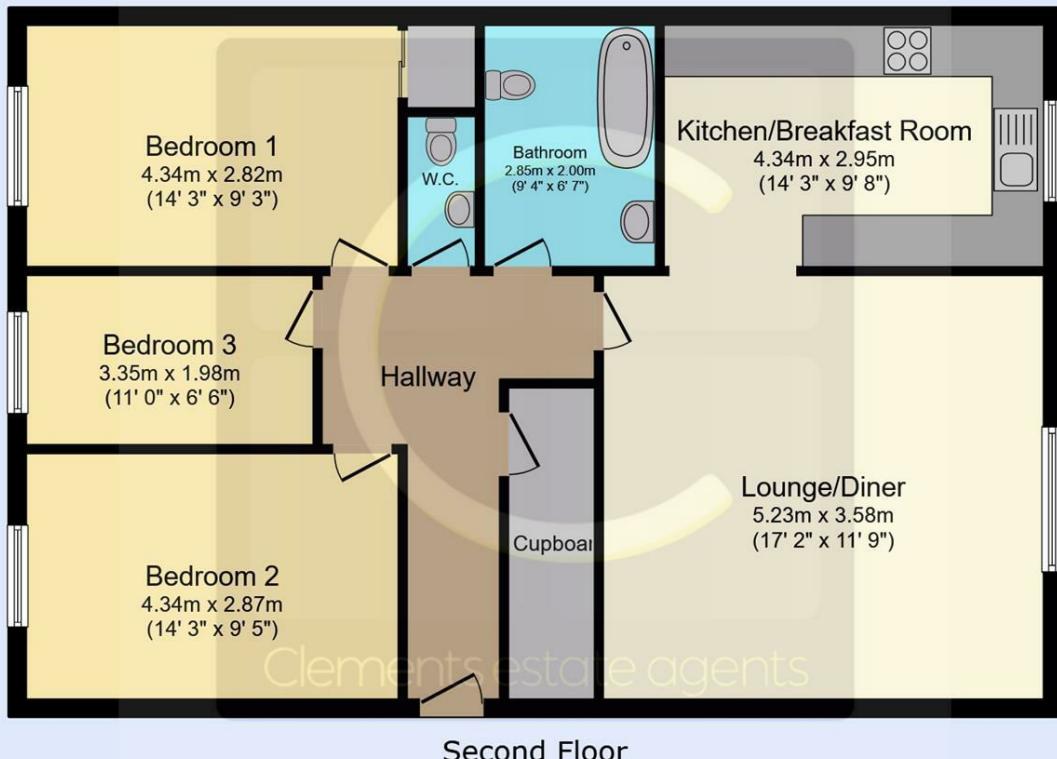
### **Separate WC**



Low level wc, wash hand basin, extractor fan and tiling.

### **Gated Residents Parking.**

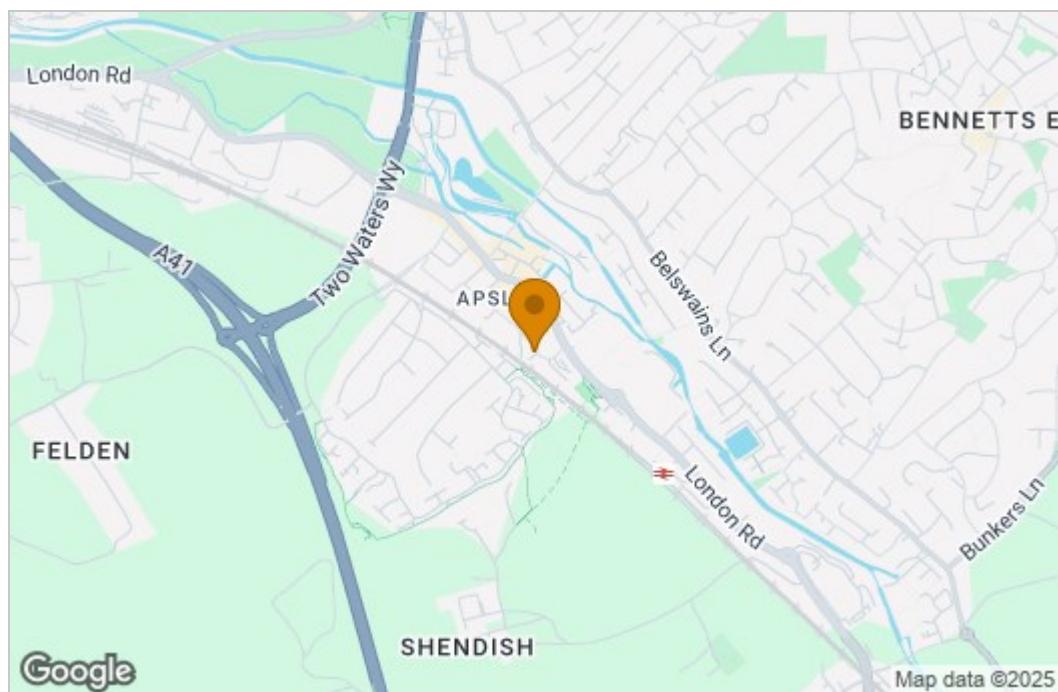
## Floor Plan



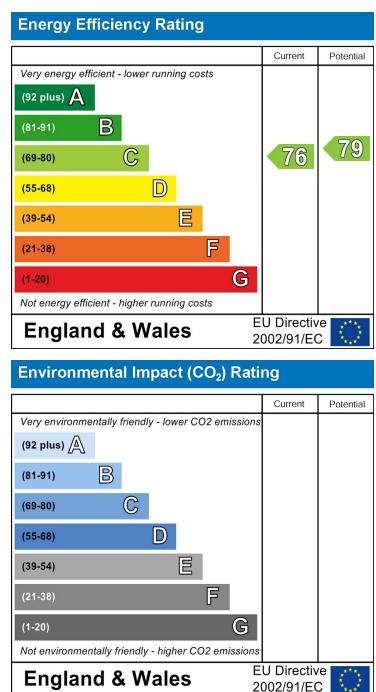
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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