





£255,000

Situated in a sought after development moments from the centre of Apsley and walking distance to the station, this well presented one bedroom modern apartment features a bright living space with balcony, fitted kitchen, stunning bathroom, landscaped communal gardens and allocated parking.

Property Description

ENTRANCE

Secure communal entrance with intercom system, lobby with stairs and lift to all floors. Front door to:

ENTRANCE HALL

Intercom, three built in storage cupboards one housing hot water tank, doors to all rooms.

LOUNGE/KITCHEN/DINER

Double glazed door to rear aspect opening to decked balcony. Range of wall mounted and floor standing units with work surface over, integrated microwave and dishwasher, electric oven and hob with extractor fan over, integrated washing machine and fridge/freezer, stainless steel one and a half bowl single drainer sink with hot water and filtered water tap, electric radiator.

BEDROOM

Double glazed window to rear aspect. Built in wardrobes, electric radiator.

BATHROOM

Wall mounted mirror storage unit, low level w.c., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower over, part tiled walls, towel radiator, spotlights, extractor fan.

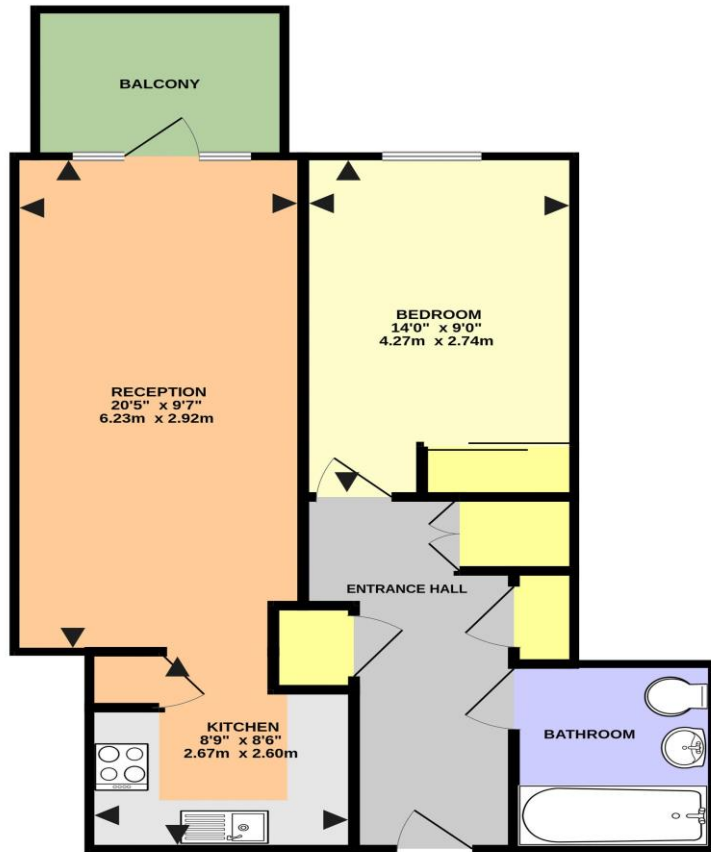
OUTSIDE

ALLOCATED PARKING

One allocated parking space.

COMMUNAL GARDENS

Beautifully maintained landscaped gardens with artificial grass, shrub beds and seating area.



REGENTS HOUSE, HEMEL HEMPSTEAD HP3 9GP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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