





£275,000

Set in a highly sought after location close to a host of local amenities and within walking distance to Apsley mainline train station, this well presented one bedroom flat offers a double bedroom, a modern bathroom and an open-plan kitchen and living area, complete with integrated appliances. The flat also benefits from a private outdoor terrace, offering additional space to relax and enjoy the outdoors, along with an allocated parking space.

Property Description

Entrance Hall

Door to bedroom, door to bathroom, door to storage cupboard housing hot water cylinder with space for washer dryer, door to kitchen/living room.

Kitchen/ living room

Range of floor and wall mounted units, built in oven, induction hob with extractor fan over, integrated dishwasher, integrated fridge freezer, 1 1/2 bowl stainless steel sink with drainer, electric radiator, door to private outdoor terrace.

Bedroom 1

Double glazed window to rear, built in wardrobe, electric radiator.

Bathroom

WC, panel bath with shower over, hand wash basin, heated towel rail, extractor fan.

Parking

One allocated parking space.

Outside

Private outdoor terrace and communal garden.



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

TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
No accuracy to this image, list or measurements is guaranteed
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 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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