



**Offers in Excess of
£175,000**

Offered to the market in walking distance of Apsley train station this one bedroom first floor apartment is the perfect mix of an older style property with a updated interior including a refitted kitchen and en-suite shower. with no upper chain and allocated parking to the rear. Other benefits include a share of freehold a lease of 997 years and low service charges. Viewing is highly recommended.

Property Description

Entrance

Steps to front door.

Entrance Hall

Communal entrance hall, hardwood front door opens to.

kitchen

A refitted kitchen with a range of high gloss base and eye level units with roll edge work surface, built in oven and hob with stainless steel extractor fan over, integrated fridge and freezer, single drainer sink unit with mixer tap, recessed spot lighting. intercom to front door.

Lounge

Double glazed bay window to front aspect. Television point, telephone point, radiator, recessed spot lighting.

Inner Hall

Storage for coats and additional storage, door to lounge.

Bedroom

Double glazed window to rear aspect. Radiator, usb point.

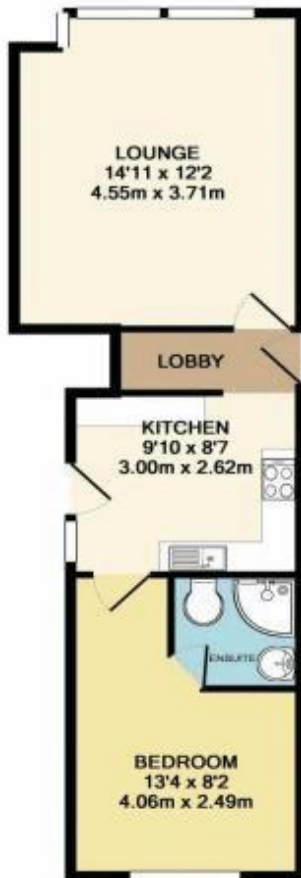
Ensuite shower room

Three piece suite comprising low level WC. wash hand basin with mixer tap, shower cubicle, wall mounted heated towel rail, extractor.

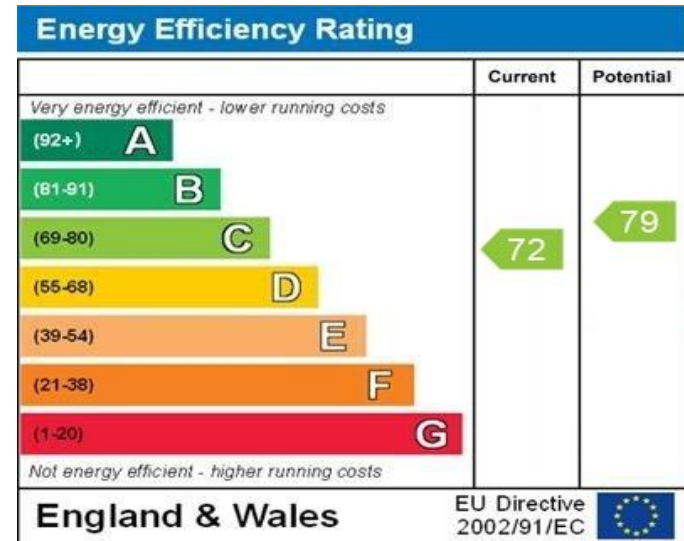
Outside

Parking

Allocated parking to rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

33 Marlowes Hemel Hempstead Herts HP1 1LA
 01442 260025 | hemel@maea.co.uk