





**£265,000**

Within walking distance of Hemel mainline station. This Two bedroom two bathroom second floor apartment is offered in superb condition throughout. Briefly comprising entrance hall, dual aspect spacious living room with Juliette balcony, fitted kitchen with integrated appliances, family bathroom, ensuite shower room and allocated parking. All making this an ideal first time or investment purchase.

# Property Description

## Entrance

Front door with entry phone system to communal entrance hall, stairs to all floors.

## Entrance Hall

Security entry phone system, airing cupboard with recently replaced hot water tank, electric panel heater, wood effect flooring.

## Lounge/Diner

Electric panel heater, double glazed window to front, double glazed patio doors to Juliet balcony, TV point.

## Kitchen

Range of base and eye level storage units and work surface areas, partly tiled walls. One and a half bowl single drainer sink unit with mixer tap. Integrated stainless steel oven and grill, integrated hob with stainless steel extractor hood over. Space and plumbing for washing machine, integrated fridge freezer. Recessed ceiling lighting, double glazed window to front.

## Bedroom One

Electric panel heater, two built in wardrobes, double glazed window to front.

## Ensuite

Fitted in white with chrome fittings comprising of low level WC, pedestal wash hand basin, tiled shower cubicle with fitted shower and shower door. Partly tiled walls, heated towel rail, shaver point, recessed ceiling lighting, extractor fan.

## Bedroom Two

Electric panel heater, double glazed window to front.

## Bathroom

Fitted in white with chrome fittings comprising of low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower over. Partly tiled walls, heated towel rail, shaver point, recessed ceiling lighting, extractor fan.

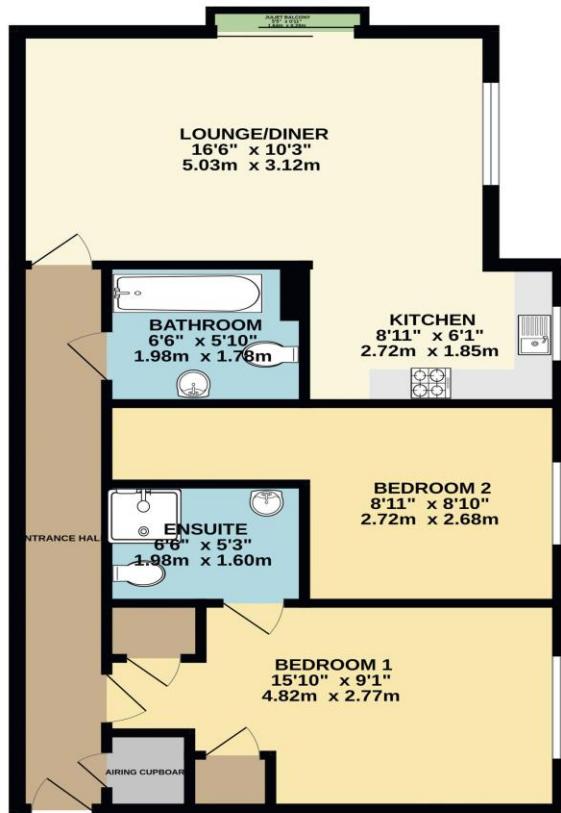
## Outside

### Parking

Allocated parking marked with the letter S with further visitors parking.

### Communal Gardens

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) APPROX.  
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.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		77
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	