







## Guide Price £255,000

entrance hall | kitchen & living/dining room | balcony | master bedroom with ensuite shower | second bedroom | family bathroom | parking | communal grounds

Conveniently situated a short distance from excellent amenities, and with Apsley station less than a mile away, this modern two bedroom, two bathroom apartment enjoys a secure entry system, private balcony, and allocated parking.







Accommodation includes a spacious open-plan living/dining room connecting through to the kitchen. Contemporary kitchen cabinetry features an integrated oven and hob. The private balcony, accessed from the living space, benefits from a sunny aspect.

Located off the entrance hall, the main bedroom includes built-in wardrobes and an ensuite shower room for added convenience. A second double bedroom is served by the modern family bathroom.

This stylish development further benefits from lift access, off road parking, and communal gardens. Box Moor is just a short distance away offering lovely scenic walks, while Hemel Hempstead town centre boasts a wide array of amenities.

#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D(Dacorum).

#### Tenure

Lease: 125 years from 2007  
Service Charge: TBC  
Ground Rent: £100 per annum

#### Situation

Hemel Hempstead offers excellent shopping, restaurants,



sporting and educational facilities. For commuters, the M1 and M25 are within easy reach, whilst the mainline stations at Hemel Hempstead and Apsley provide fast and frequent services to London (Euston).

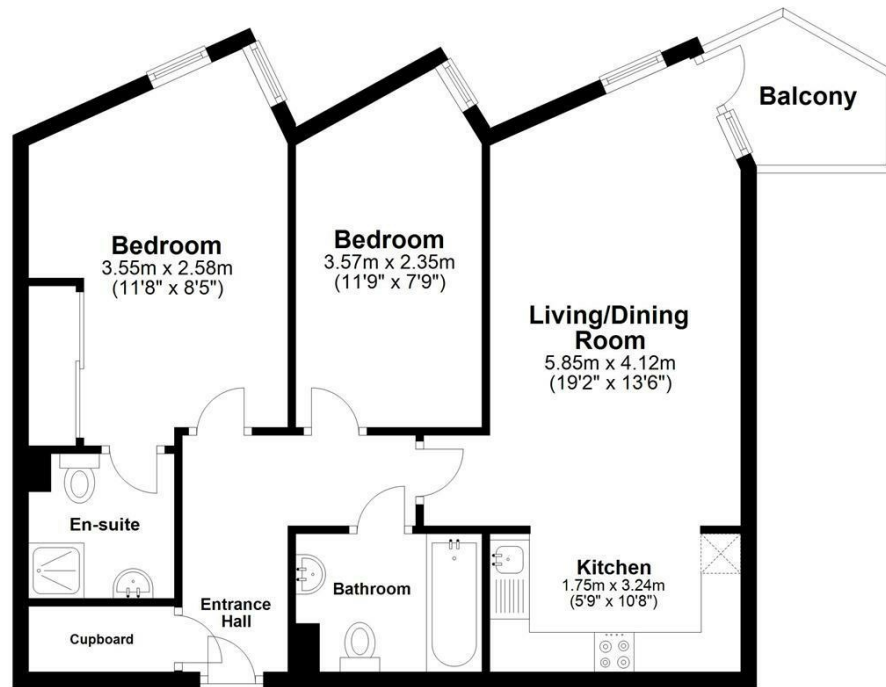


# Lawn Lane

Hemel Hempstead

## Floor Plan

Approx. 64.9 sq. metres (698.1 sq. feet)



Total area: approx. 64.9 sq. metres (698.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		81	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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