



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford;
01442 822 210
Property
Management
01442 879 996
& Country Homes;
Berkhamsted Select
01442 828 222
Ting, Wendover,
Aylesbury & Villages;

Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



Hemel Hempstead

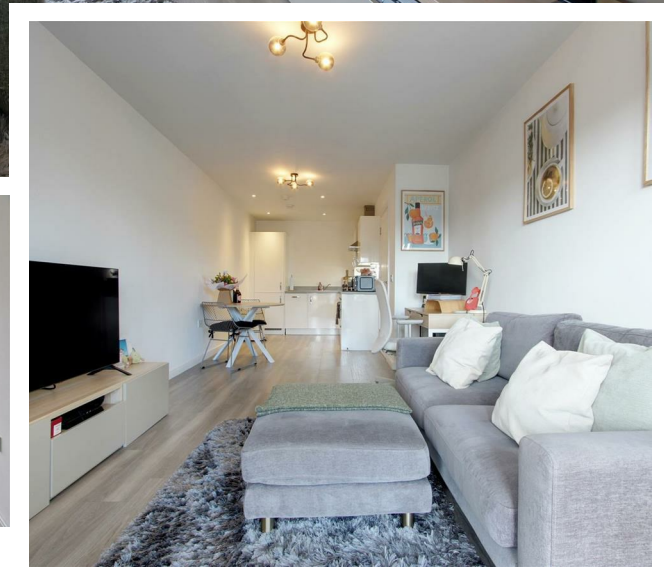
GUIDE PRICE £275,000

Hemel

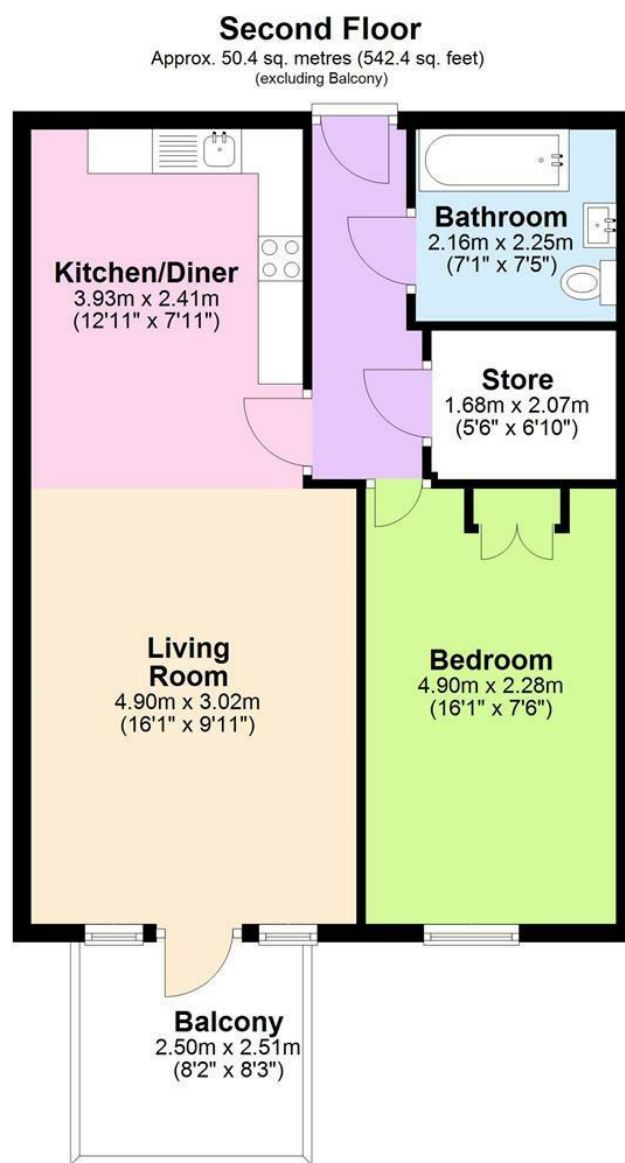
GUIDE PRICE

£275,000

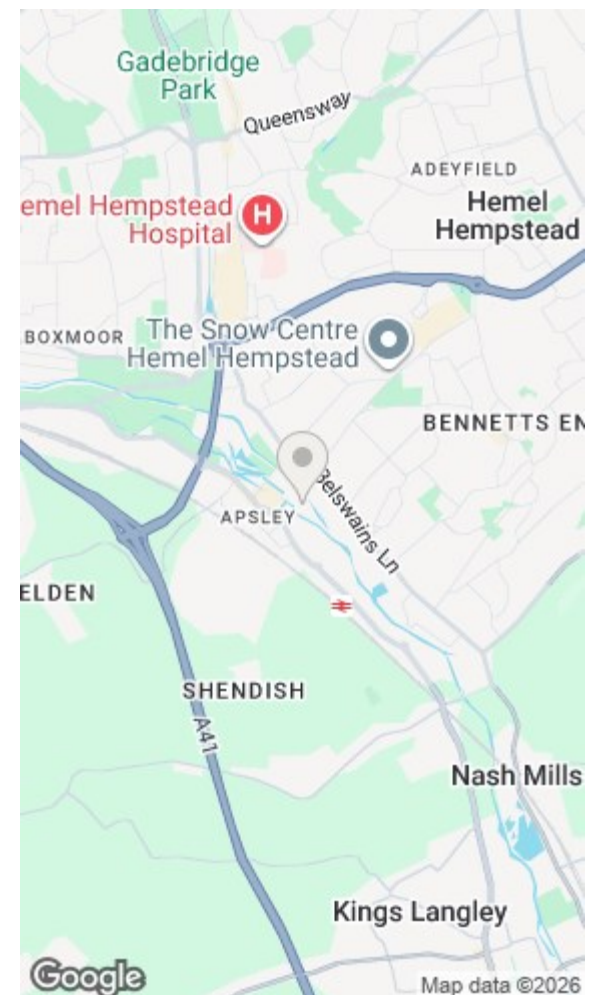
Situated in the sought-after Lancaster House development in Apsley, this well-presented one-bedroom apartment offers modern living in a convenient and desirable location.



www.sterlinghomes.co.uk



Total area: approx. 50.4 sq. metres (542.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



A spacious and well presented one bedroom second floor apartment with the benefit of 2 allocated parking spaces.



The Accommodation

The property features a bright and spacious open-plan living and dining area, complemented by a contemporary fitted kitchen with integrated appliances, creating a comfortable and practical space for both relaxing and entertaining. The generous double bedroom provides ample room for storage, while the modern bathroom is finished to a good standard.

Parking

The property benefits from two allocated underground parking spaces, a rare and highly desirable feature for apartments in this development. One of the spaces is equipped with an electric vehicle charging point, making it ideal for EV owners and providing convenient at-home charging. The secure underground parking also offers added protection and peace of mind for residents.

The Location

Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre.

Situated 24 miles to the northwest of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London Northwestern Railway Overground train to London Euston taking only 35 minutes. Both London Luton and London Heathrow airports are easily accessible via the M1 and M25 respectively. The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains.

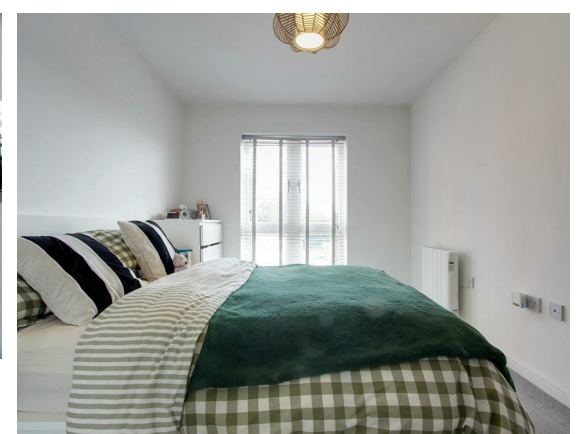
Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter

www.sterlinghomes.co.uk

negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



www.sterlinghomes.co.uk