



Stationers Place, Hemel Hempstead, HP3 9RS
Asking price £280,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A delightful two bedroom, two bathroom apartment situated in the sought after Longman Court, Stationers Place, enjoying stunning views over both the Grand Union Canal and Apsley Marina. Ideally located approximately 0.1 miles from Apsley mainline train station, the property offers excellent convenience for commuters alongside picturesque waterside living.

Accommodation includes an entrance hallway, living/dining room with Juliet balcony, kitchen, principal bedroom with en suite shower room, second bedroom and a refitted family bathroom.

Externally the property further benefits from allocated parking space.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Radiator. Recessed down lighting. Two storage cupboards. Access to the bathroom, both bedrooms and the living/dining room.

Living/Dining Room

Double glazed window. Double glazed doors to the 'Juliet' balcony. Two radiators.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming drainer grooves. Integrated fridge freezer, dishwasher and washing machine. Integrated oven with gas hob and extractor over. One and a half bowl stainless steel sink with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Recessed down lighting. Access to the en suite.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and low level w/c. Tiled walls. Tiled flooring. Recessed down lighting. Extractor fan. Heated towel rail.

Bedroom

Double glazed window. Radiator.

Bathroom

Fitted with a three piece suite to include a panel enclosed bath with shower over and glass screen, pedestal wash hand basin and low level w/c. Tiled walls. Tiled flooring. Recessed down lighting. Heated towel rail. Extractor fan.

Externally

The property further benefits from one allocated parking space.

Lease & Charges

The owners have advised that the property has approximately 102 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £200 per year and service charges in the region of £2340.00 every 12 months. This information should be verified with a solicitor prior to any exchange of contracts.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.



Sears & Co

www.searsandco.co.uk call: 01442 254 100

Floor Plan

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 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. □

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

