



Mulburries



Linnet Road, Hemel Hempstead, HP3 0FP

Guide price £325,000



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- SHARE OF FREEHOLD
- LOW SERVICE CHARGE
- ZERO GROUND RENT
- ALLOCATED PARKING SPACE
- 4 YEARS NHBC WARRANTY REMAINING
- 0.5 MILES FROM APSLEY STAITON. 30 MINS INTO EUSTON
- SPACIOUS BEDROOMS
- EPC RATING - B



Nestled on the charming Linnet Road in Hemel Hempstead, this rarely available new build style apartment offers a unique opportunity for those seeking modern living in a convenient location.

Spanning in excess of 600sq feet, this immaculate flat features two well-proportioned bedrooms, a stylish bathroom, welcoming reception room, and sizable kitchen with lots of storage.

One of the standout features of this property is its share of freehold and a long underlying lease, providing





peace of mind for future ownership. With four years remaining on the NHBC Warranty, you can be assured of the quality and durability of this home. The apartment boasts an impressive EPC rating of B, ensuring low energy costs and a commitment to sustainability.

Parking is available for one vehicle, adding to the convenience of this property. The low service charge and zero ground rent further enhance its appeal, making it an attractive option for both first-time buyers and investors alike.

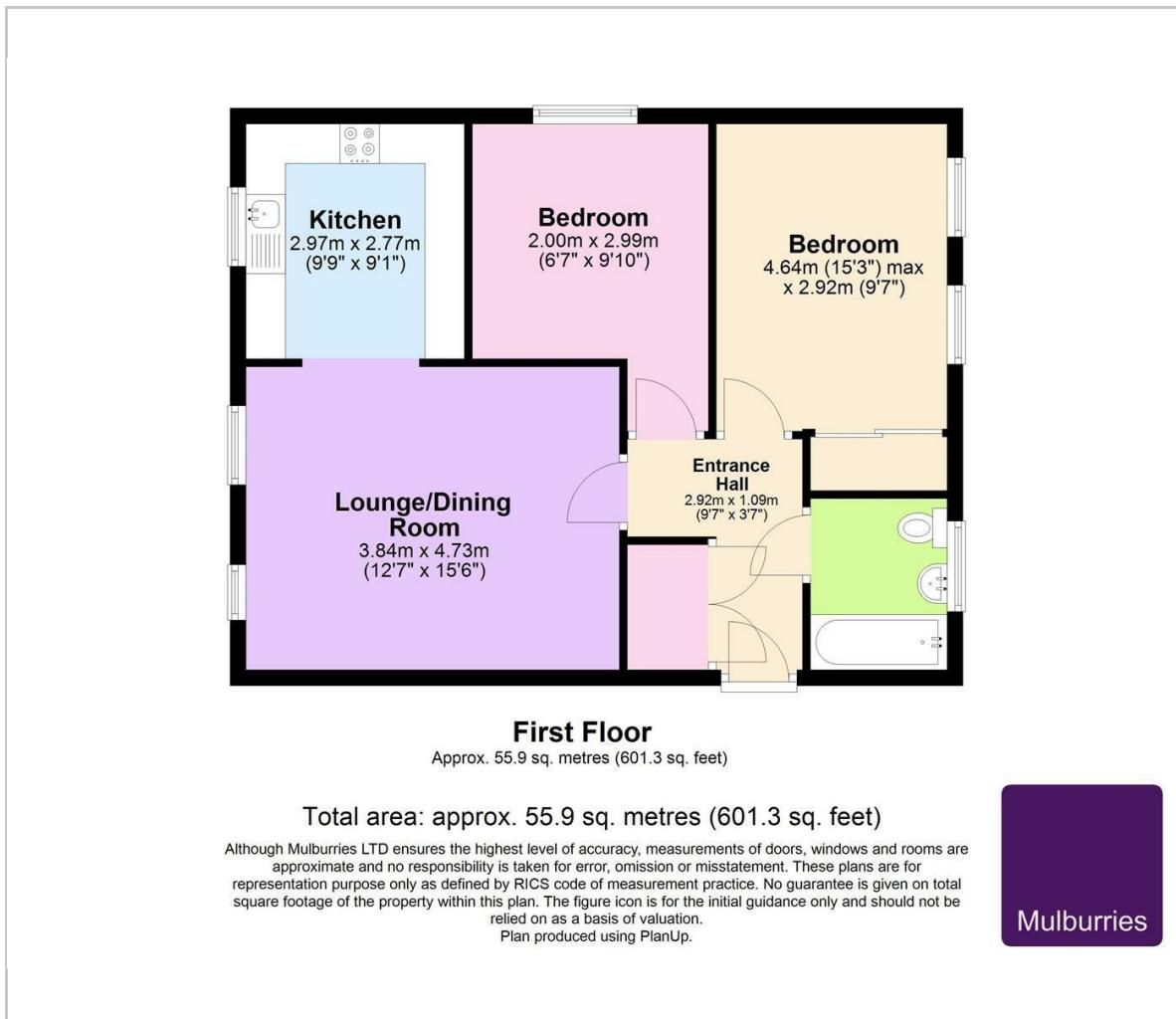


Situated just 0.5 miles from Apsley station, this location offers excellent transport links, with a swift 30-minute journey into Euston, making it ideal for commuters. Whether you are looking to enjoy the vibrant local amenities or the tranquillity of nearby green spaces, this apartment provides the perfect balance of comfort and accessibility.



In summary, this delightful apartment on Linnet Road is a rare find, combining modern interiors with practical features in a sought-after location. Do not miss the chance to make this exceptional property your new home.

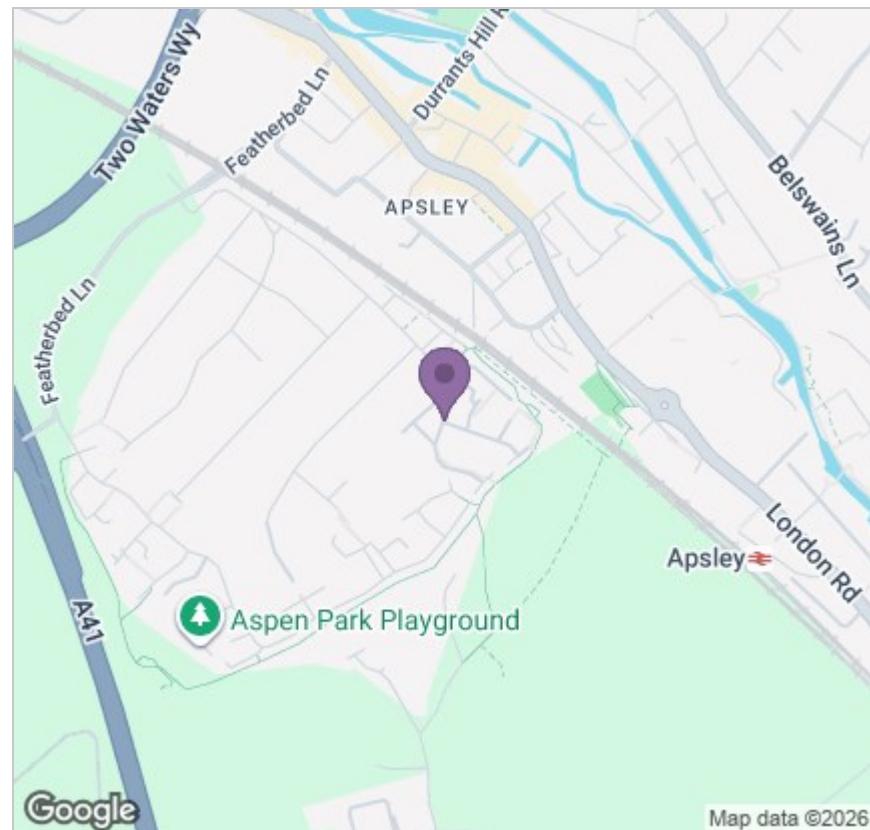
Floor Plan



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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