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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

ASKING PRICE £225,000

Hemel

ASKING PRICE

£225,000

****NO CHAIN**** Prime location
One-Bedroom Flat, with a garage,
share of freehold – Ideal Cash
Investment Opportunity. Secure a
high-yield asset in the heart of
Boxmoor with this well-presented
one-bedroom flat, perfectly
positioned, just moments from
independent shops, cafés, and
Hemel Hempstead station, the
property offers consistently strong
tenant demand and excellent
long-term capital growth
potential.



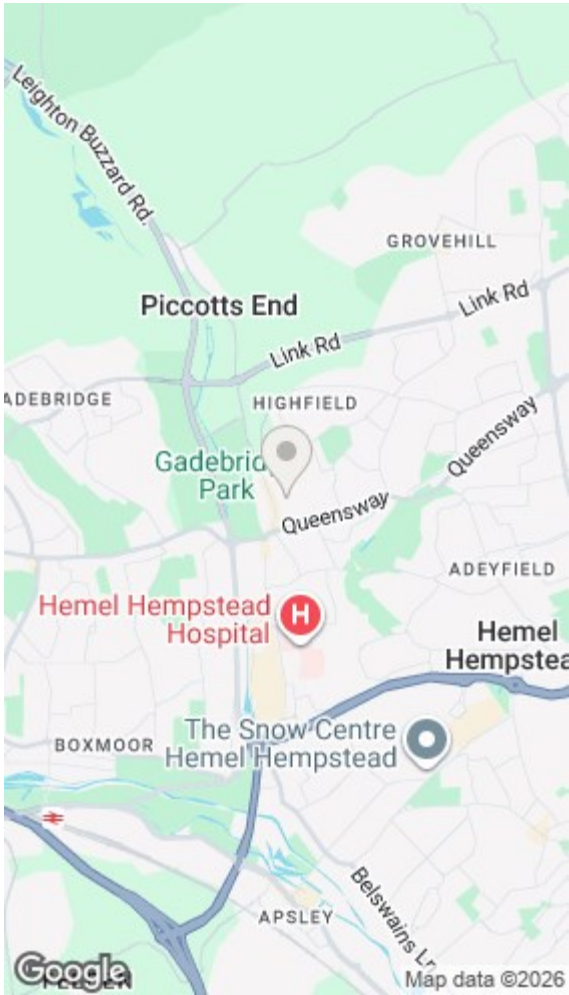
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Second Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 39.2 sq. metres (421.7 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	





Sought after Old Town location **NO UPPER SALES CHAIN** One-Bedroom Flat, with a garage, share of freehold.



The Apartment
Offering spacious accommodation, this first floor apartment is ideally located within a short walk of the town centre. The apartment is accessed via stairs leading to the front door. Once inside, the apartment has an entrance hall which provides access to the main living space, one bedroom with fitted wardrobes, fitted kitchen and bathroom with a shower over the bath.

Lease Information
Share of freehold 999 Year lease

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. Explore Hemel Hempstead Old Town, including period property, historic streets, local amenities, schools, transport links and everyday living.

Situated 24 miles to the north west 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 such as Marks and Spencer and Pizza Express Restaurant.

Agents information for buyers

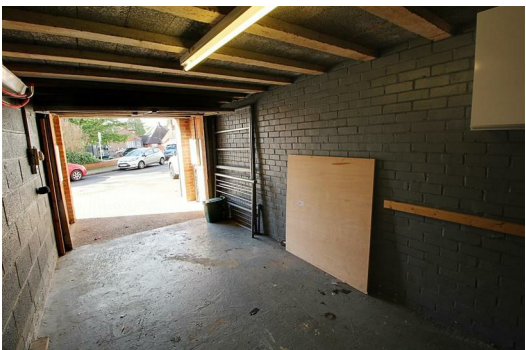
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Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter 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 progress negotiating any offer unless we have ID and proof of funds.



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