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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

GUIDE PRICE

£250,000

Sold with no upper chain and vacant possession we are delighted to offer this two double bedroom to the open market which has been well maintained by the current owners and also boasts allocated parking to the rear. Early enquiries are strongly recommended.



www.sterlinghomes.co.uk

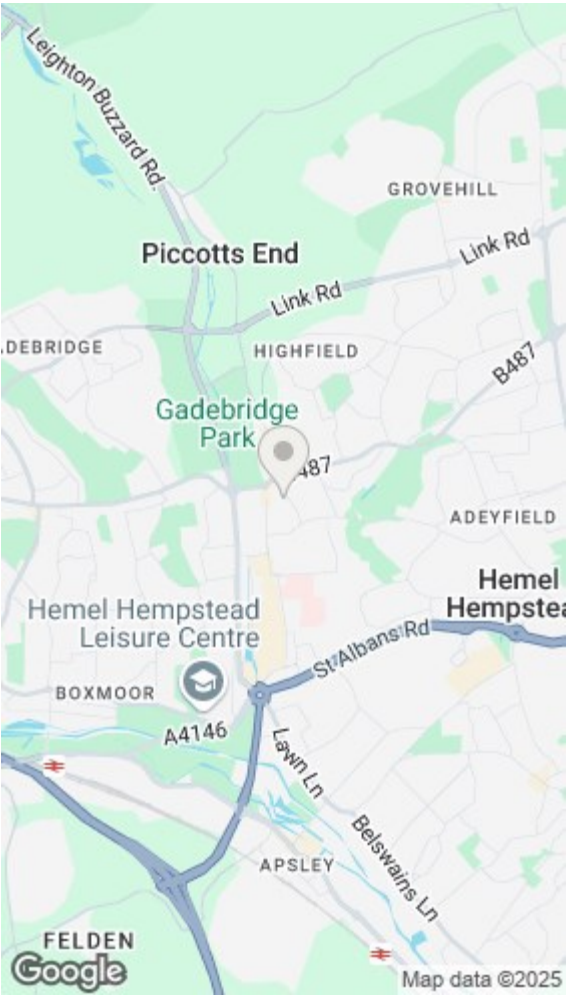


Ground Floor

Approx. 66.2 sq. metres (712.1 sq. feet)

Total area: approx. 66.2 sq. metres (712.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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**\* Two Bedrooms \* Spacious Reception Room/Dining Room/Kitchen with Appliances \* Bathroom with Shower \*Top Floor \* Walk to Station \* Chain free \***



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**The Property**  
A stunning top floor apartment positioned in this exclusive and select development in the heart of The Old Town which is in excellent striking distance of a number of amenities including shops, restaurants, wine bars and also within reach of Hemel Hempstead mainline station serving London Euston in approximately 30 minutes.

The principal reception room is both light and airy with more than enough space for sofas, dining table and chairs. The kitchen area incorporates a number of appliances, a useful breakfast bar and has been refitted with a high-quality range of base units. Both bedrooms are genuine doubles and are well served by the fitted bathroom comprising a neatly fitted white suite.

The property also boasts allocated parking for one car in a secure space to the rear of the apartment.

**Lease information**  
125 year lease from 29th September 1990, 92 years left.

**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.

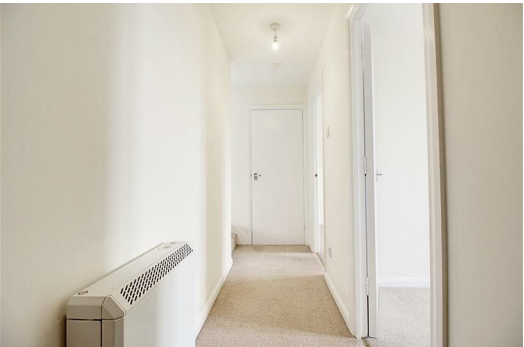
Situated 24 miles to the north west of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London North western 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 T K Maxx.

**Agents 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 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. 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, completed AML checks and proof of funds.



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