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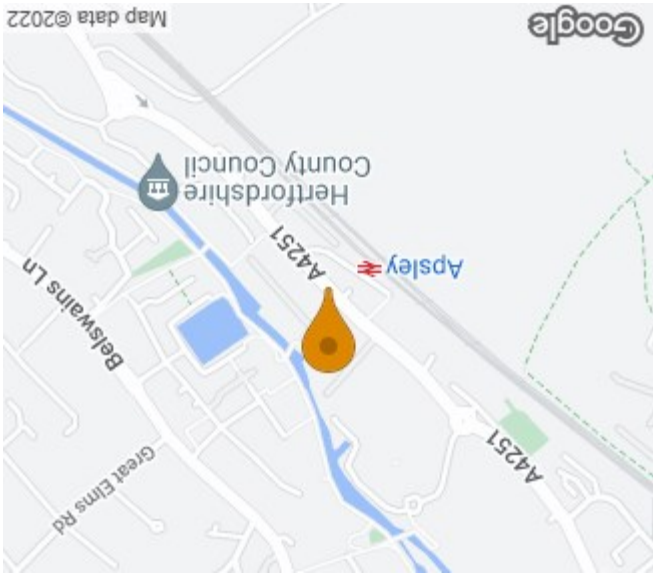
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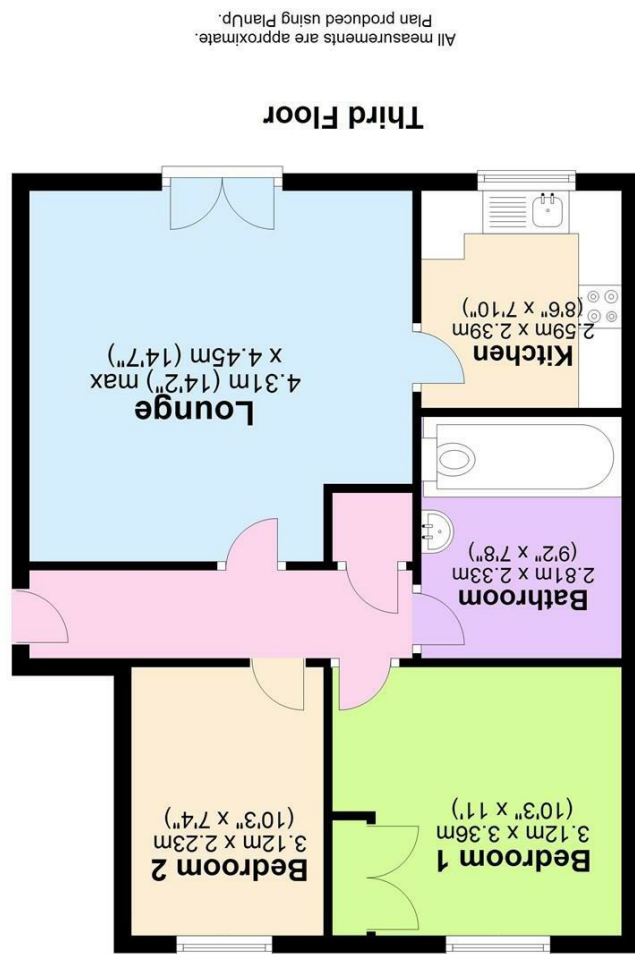
England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower CO2 emissions (12-15%)	A
Energy efficient - lower running costs (16-19%)	B
Decent (20-23%)	C
Below average (24-27%)	D
Average (28-34%)	E
Below average (35-38%)	F
Very poor (39-45%)	G

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Energy performance graph



Area map



Floor plan





Description

A spacious, bright and airy two-bedroom apartment set over the third floor of a popular development situated within walking distance of Apsley Station. Internally the property comprises an entrance hallway, spacious reception room, two well-proportioned bedrooms, a fitted kitchen with appliances and a bathroom with overhead shower. In addition, there is off-street parking, the property also benefits from double glazing throughout and access to the communal gardens.

Leasehold Info;
 106 Years remaining on the lease
 Service charge £209.60 Per month (10 monthly instalments)
 Ground Rent £200 Per annum

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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

Situation

The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses.

The former mill sites are taken up with supermarkets, retail parks and offices. Housing developments combining the canal side location with the ease of access to Apsley railway station (offering direct access to London Euston) have been very successful.

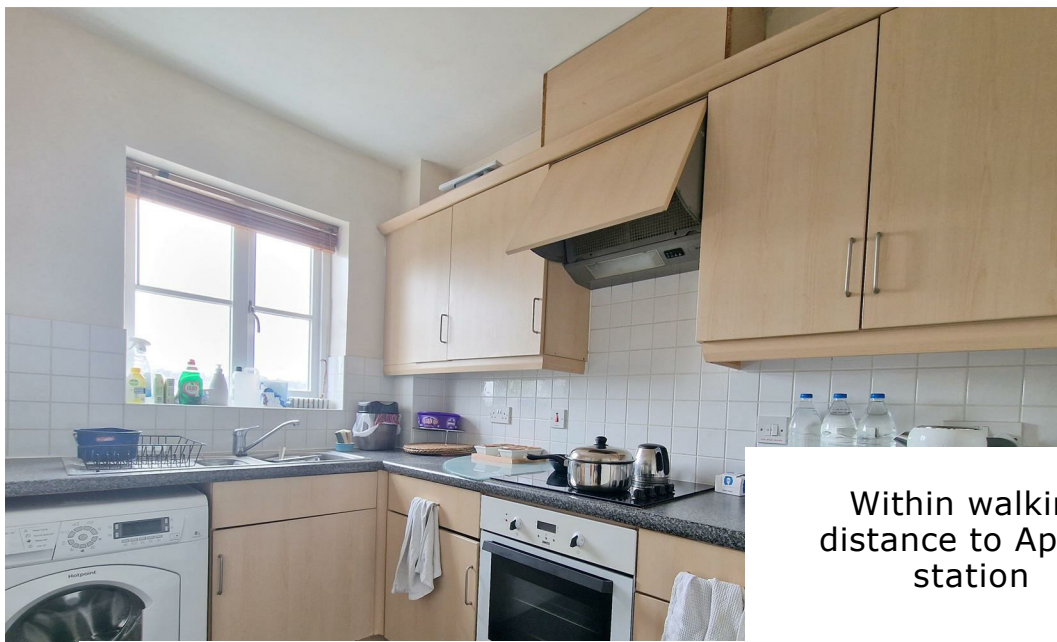
Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre.

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 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.

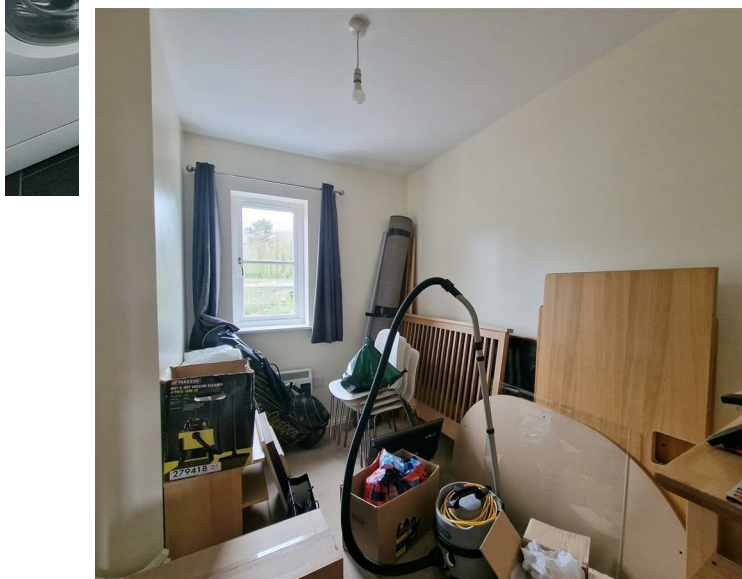
The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains such as Debenhams, Top Man and Pizza Express Restaurant.



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Within walking distance to Apsley station



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