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Hemel Hempstead

GUIDE PRICE £275,000

Hemel

GUIDE PRICE

£275,000

Situated in the sought-after Lancaster House development in Apsley, this well-presented one-bedroom apartment offers modern living in a convenient and desirable location.



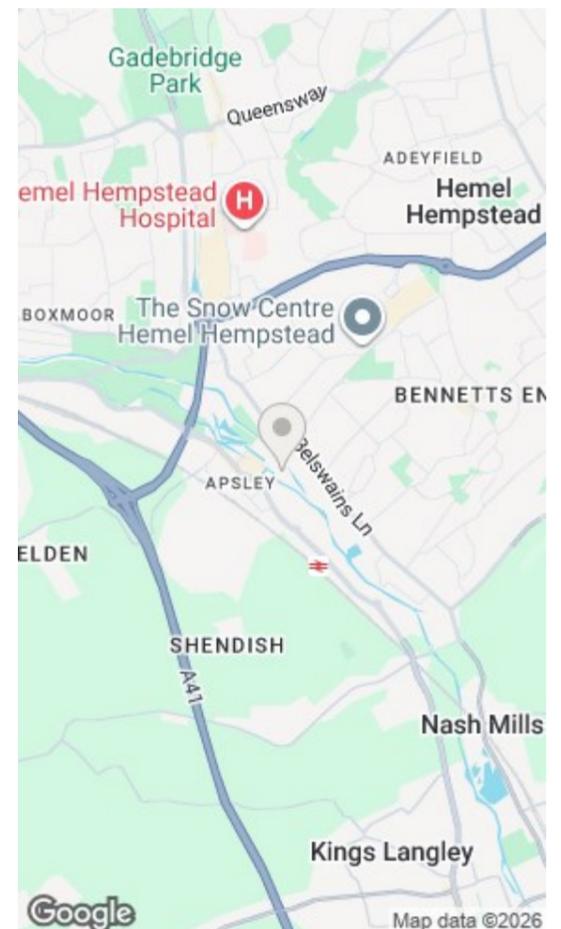
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Second Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 48.2 sq. metres (518.6 sq. feet)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
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England & Wales EU Directive 2002/91/EC



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A spacious and well presented one bedroom second floor apartment with the benefit of 2 allocated parking spaces.



The Accommodation

The property features a bright and spacious open-plan living and dining area, complemented by a contemporary fitted kitchen with integrated appliances, creating a comfortable and practical space for both relaxing and entertaining. The generous double bedroom provides ample room for storage, while the modern bathroom is finished to a good standard.

Parking

The property benefits from two allocated underground parking spaces, a rare and highly desirable feature for apartments in this development. One of the spaces is equipped with an electric vehicle charging point, making it ideal for EV owners and providing convenient at-home charging. The secure underground parking also offers added protection and peace of mind for residents.

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 northwest 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.

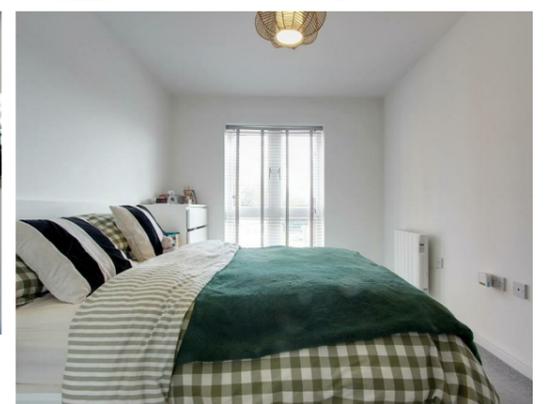
Agent's Information for Buyers

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

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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 conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



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