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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

PRICE GUIDE £250,000



# Hemel

## PRICE GUIDE

£250,000

Positioned on the border of Kings Langley and within walking distance of Apsley mainline train station. A well presented ground floor apartment with its very own private wrap around terrace with direct access from the living room. Demand is expected to be strong so early enquiries recommended.



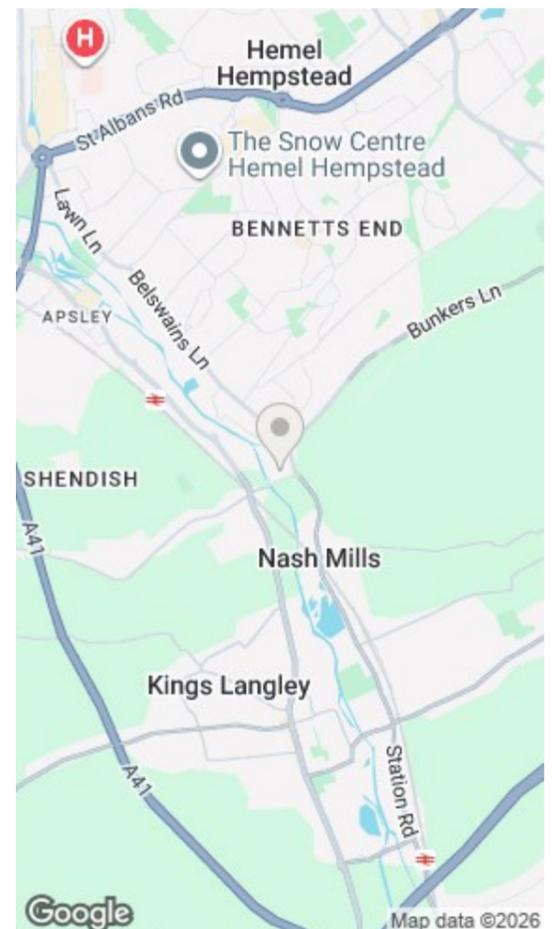
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### Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)

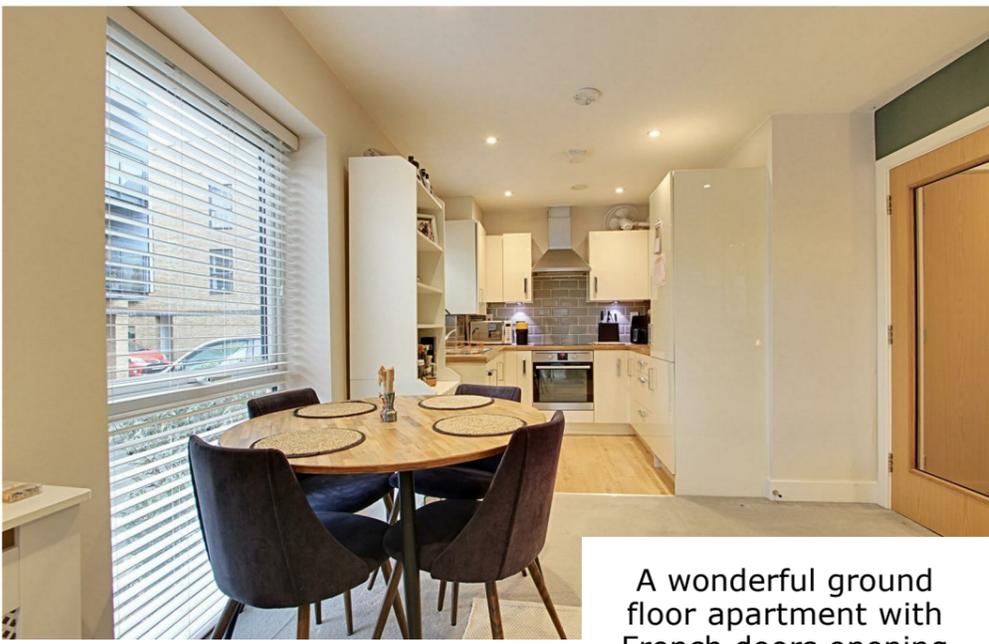


Total area: approx. 50.1 sq. metres (538.8 sq. feet)



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		(82 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





A wonderful ground floor apartment with French doors opening to your very own private terrace.



**The Apartment**  
 You are welcomed into this rarely available ground floor corner apartment to the spacious entrance hall which boasts a double cupboard. A glass panelled door opens to a spacious open plan living/dining room which is dual aspect with windows to the front and side and French doors opening to a private wrap around terrace. An opening takes you directly to the kitchen area which has been comprehensively fitted with a range of base and eye level units with worktops and drawers. The double bedroom has a window to the side and plenty of space for wardrobes. Off the entrance hall is a fitted bathroom which has a wall mounted shower attachment and shower screen over the bath. In addition to the wrap around terrace there is an allocated parking space directly to the front of the apartment.

**Lease Information**  
 We are advised by the seller of the following:  
 Lease length: 125 years with 113 years remaining.  
 Service charge: £2,234 PA  
 Ground rent: £314.72 PA

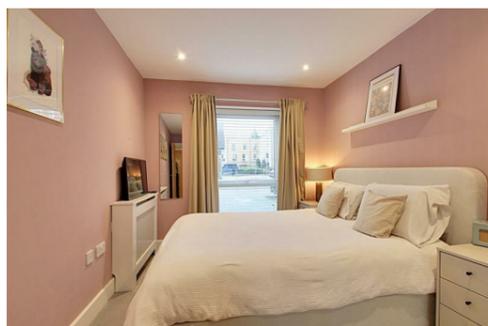
**The Location**  
 The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses. The former mill sites are taken up with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

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**On Your Doorstep - Kings Langley**  
 Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

**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 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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