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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...



Apsley

GUIDE PRICE £180,000

Apsley

GUIDE PRICE

£180,000

60% Shared Ownership A spacious and well presented two double bedroom first floor apartment with allocated parking for two vehicles located in this popular development of Aspen Park. Located within close proximity to Apsley High Street and Train Station. With accommodation comprising kitchen, living/dining room, two double bedrooms and a family bathroom this property is ideal for first-time buyers and the perfect way to get onto the property ladder.



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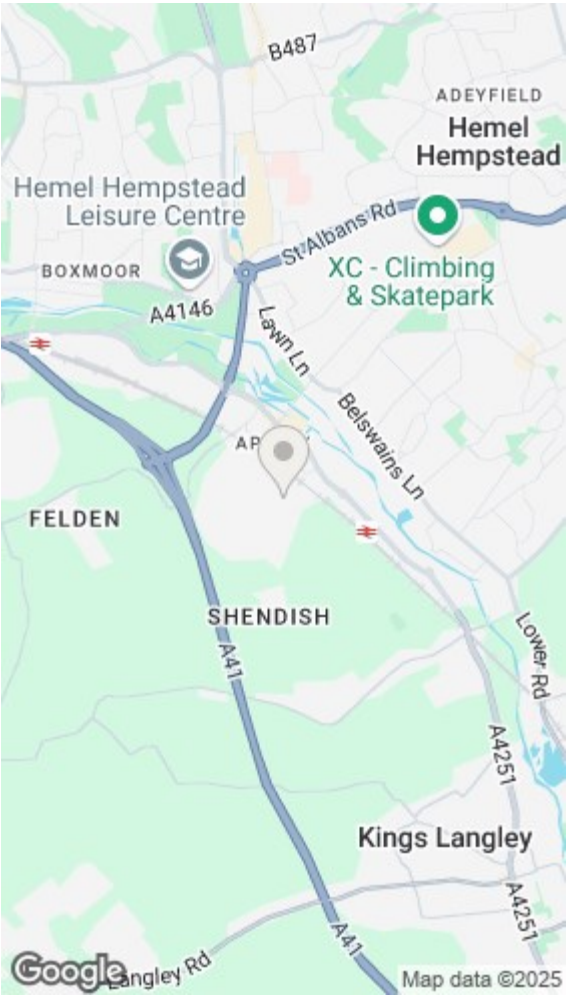
First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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





An incredibly well-presented apartment in a location which is in easy striking distance to the A41, M25 and both Hemel Hempstead and Apsley mainline train stations.



The Accommodation

Upon entering the property, you are greeted by a welcoming hallway that leads to the various rooms, with neutral décor throughout. This property features two generously sized bedrooms, each offering ample space for beds and additional furniture. The bathroom includes a modern three-piece suite, complete with a shower over the bath, a sink, and a toilet. Moving further into the home, you'll find a well-proportioned and spacious living room seamlessly integrated with an open-plan kitchen, fully equipped with built-in appliances.

The Exterior

The property is located along the development of Aspen Park, whereby Jay Close is conveniently tucked away in a peaceful Cul De Sac. The property benefits from 2 allocated parking spaces, with visitor bays available, along with communal bin and bicycle stores.

The Location

This apartments location benefits from close proximity to various amenities, including local shops, restaurants, and leisure facilities. Additionally, its location offers convenient access to Apsley and Hemel Hempstead train stations both within walking distance and boasting direct links to London Euston in Approx. 30 minutes. Making it perfect for commuting and effortlessly exploring the surrounding areas. Furthermore, the location provides easy access to the M1, M25 and A41.

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Lease Information

Leasehold - 123 Years Remaining
Service Charge - £1587.96 Per Annum
Additional Rent for Remaining Share - £448.88 Per Month (Which includes service charge)

Agent's Information for Buyers

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.



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