



Clements



**Ebbens Road, Hemel Hempstead, HP3 9FU**  
**Offers Over £300,000**

Being sold CHAIN FREE and situated in this small canal side development with only 7 apartments is this purpose built ground floor apartment offered in excellent decorative order throughout. Boasting two bedrooms, en suite to bedroom one, 14'8 x 14'1 living room with doors to PRIVATE REAR GARDEN, modern fitted kitchen, double glazing and allocated parking. Located within easy reach of Apsley Train Station, local shops and supermarket, Apsley Marina, canal path along the Grand Union Canal and the M1, M25 and A41 road links.

## Communal Hallway

Stairs to first floor and entry phone system.

## Entrance Hallway

Door to front, coving, wall mounted electric heater, storage cupboard and entry phone system.

## Living Room 14'8 max x 14'1 max (4.47m max x 4.29m max)

Double glazed window, double glazed french doors to garden, coving, double cupboard, TV point and wall mounted electric heater.

## Kitchen 7'5 x 7'0 (2.26m x 2.13m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, integrated washer/dryer, electric hob with cooker hood over, electric oven, stainless steel sink with drainer, double glazed window, integrated microwave, tiled splashbacks and tiled floor.

## Bedroom One 21'1 max x 10'4 to robes (6.43m max x 3.15m to robes)



Double glazed window, wall mounted electric heater and double fitted wardrobes.

## En Suite



Shower cubicle, wash hand basin, low level wc, coving, extractor fan, heated towel rail, part tiled walls and tiled floor.

## Bedroom Two 10'3 x 9'0 (3.12m x 2.74m)



Double glazed window and wall mounted electric heater.

## Bathroom



Frosted double glazed window, panelled bath with mixer taps, shower attachment and shower over, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls and tiled floor.

## Private Garden

Laid to lawn with flower and shrub boarders, side gate and patio area.

## Allocated Parking

Allocated parking space and two visitor spaces.

## Communal Grounds



Laid to lawn with path and steps down to the canal path along the Grand Union Canal and a locked and coded bike shed.

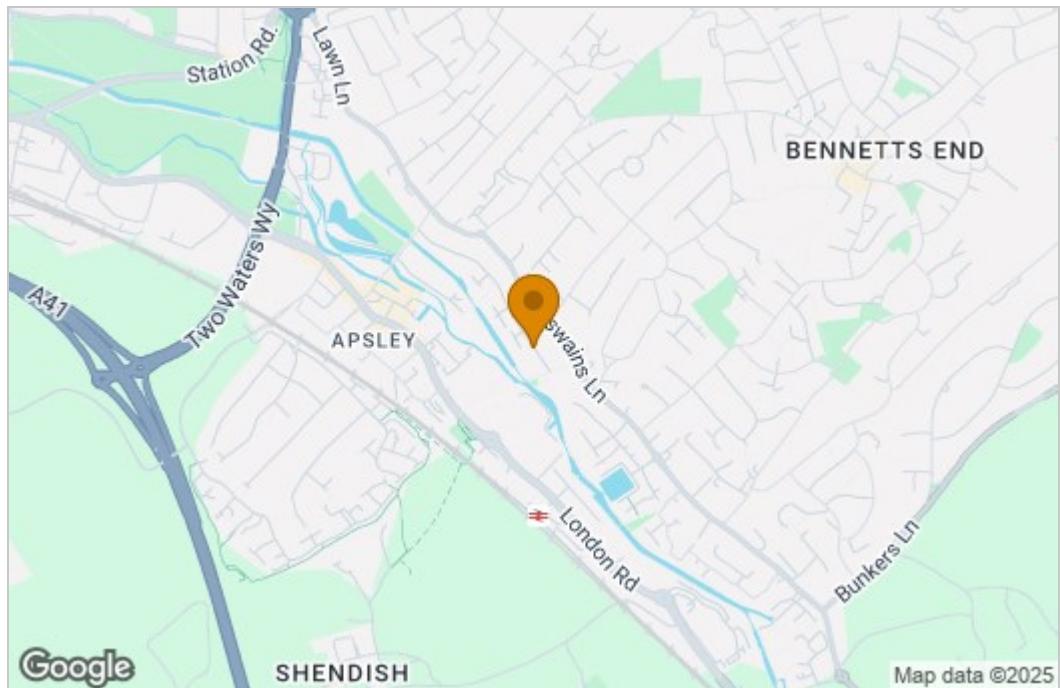
## Floor Plan



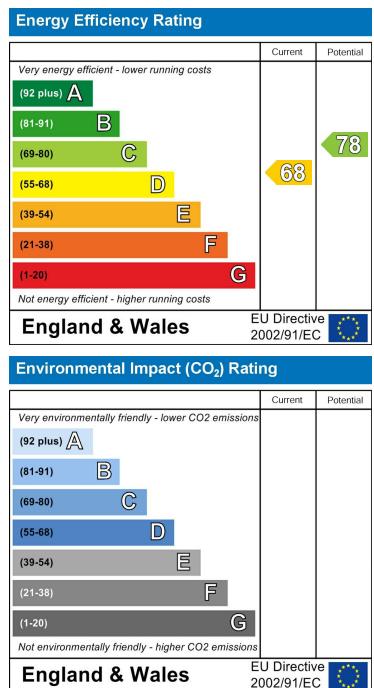
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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estate agents

## Area Map



## Energy Efficiency Graph



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