





**Offers in Excess of  
£274,000**

We have pleasure in offering for sale this superb two bedroom first floor maisonette, offered with no upper chain situated within walking distance of Apsley Lock and Apsley station comprising; entrance hall, sitting room, kitchen, two double bedrooms, bathroom, communal gardens and allocated parking, with a long lease and share of freehold.

# Property Description

## **Entrance**

Front door opens to the entrance hall, stairs to the first floor.

## **Landing**

Walk-in storage cupboard, recently installed modern Wi-Fi controlled electric heater and door to airing cupboard housing lagged hot water cylinder, sealed unit double glazed window to the front aspect and access to loft void.

## **Lounge/Diner**

Sealed unit double glazed window to the rear aspect, coving to ceiling, storage heater and television aerial point.

## **Kitchen**

Range of storage units at base and eye level with rolled edge work surface areas, single drainer stainless steel sink unit set below double glazed window to the front aspect, 4 ring electric hob with extractor over and oven below, tiled surrounds and plumbing for washing machine.

## **Bedroom One**

Sealed unit double glazed window to the rear aspect with Wi-Fi controlled electric heater.

## **Bedroom Two**

Sealed unit double glazed window to the front aspect with Wi-Fi controlled electric heater.

## **Bathroom**

3 piece suite comprising; low level WC, pedestal wash hand basin with mixer tap, panelled bath with electric shower over, tiled surrounds, sealed unit double glazed window to the front aspect, extractor and electric towel rail.

## **Parking**

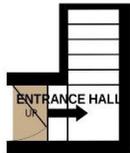
Allocated parking with visitors parking.

## **Communal Garden**

Enclosed communal gardens to the rear, laid to lawn with surrounding borders.

GROUND FLOOR  
26 sq.ft. (2.4 sq.m.) approx.

FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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