



View of block



£349,500

Situated in the highly sought-after Leverstock Green area, this beautifully presented two-bedroom apartment offers modern, low-maintenance living in one of Hemel Hempstead's most desirable locations. Finished to a high standard throughout, this stylish home benefits from a private balcony overlooking green space, allocated parking, and a bright open-plan living space.

Property Description

ENTRANCE

Communal door with key fob access, rear access.

ENTRANCE HALL

Doors to all rooms, radiator, intercom for entry, storage cupboard.

LOUNGE

Two double glazed windows to front aspect, double glazed patio doors to front/balcony, radiator.

LOUNGE/KITCHEN/DINER

Fitted with a range of wall-mounted and floor units with rolled edge work surface over, breakfast bar, gas hob with extractor over, integrated: oven and grill, fridge freezer, dishwasher, and washer dryer; combi boiler, storage cupboard, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, television point, door to en-suite, built-in wardrobe.

EN-SUITE

Low level WC, wall-mounted wash hand basin with mixer tap, walk in shower.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, television point.

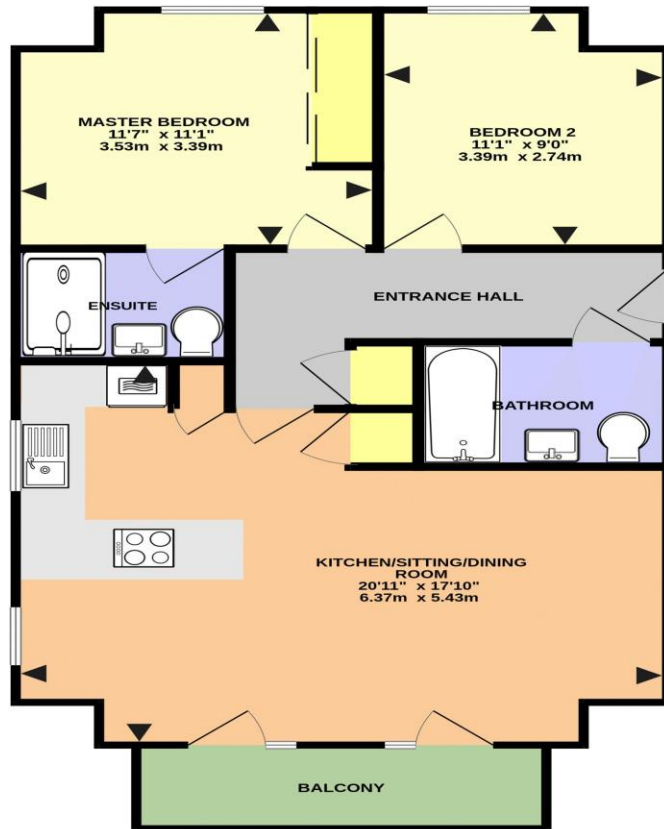
BATHROOM

Low level WC, wall-mounted wash hand basin with mixer tap, panelled bath with shower over, wall-mounted mirror with storage, spotlights, heated towel radiator.

OUTSIDE


ALLOCATED PARKING

Bike shed.



KINGCUO AVENUE, HEMEL HEMPSTEAD HP2 4GF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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.

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