







**£195,000**

Michael Anthony Estate Agents are delighted to bring to the market this spacious two bed apartment. Located on the fourth floor and offering stunning views of the grand union canal from the balcony, the property is offered with NO UPPER CHAIN and comprises a security entry telephone system, Lounge/diner, fully fitted kitchen with integrated appliances, main bedroom boasting a modern en-suite shower room, a second double bedroom and a refitted bathroom. Situated within the town centre and within walking distance to Hemel station. This is the perfect buy for first-time buyers and investors.

# Property Description

## **Communal Entrance**

Communal front door with security entry phone system, stairs and lift to all floors.

## **Entrance Hall**

Front door opens to the entrance hall, entry phone, spot lighting, cupboard housing hot water tank.

## **Lounge**

An open plan lounge and kitchen enjoying lovely views of the Water Gardens and beyond, with double glazed door leading to the balcony, wood effect flooring, electric heating, spot lighting, double glazed window.

## **Kitchen**

Fitted with a range of base and eye level storage units, with work surface areas and breakfast bar, inset single drainer stainless steel sink unit with mixer tap, four ring electric hob with canopy extractor hood over and oven below, integrated fridge freezer, dish washer and washing machine.

## **Bedroom One**

Double glazed window with views of the Water Gardens and beyond, electric radiator, spot lighting, built in wardrobes.

## **En-suite**

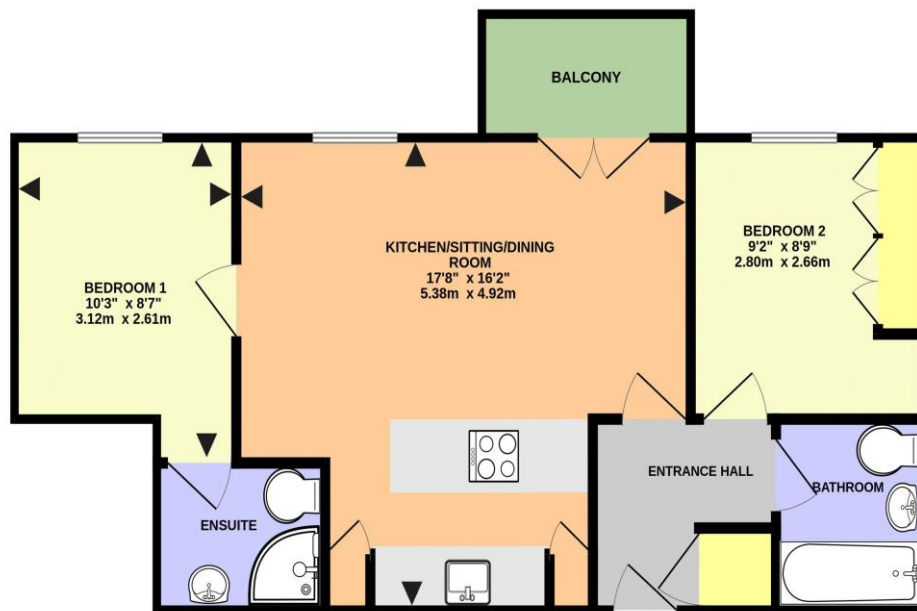
A three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle. spot lighting, extractor fan and heated towel rail.

## **Bedroom Two**

With double glazed window again enjoying lovely views, electric radiator, built in wardrobe, spot lighting.

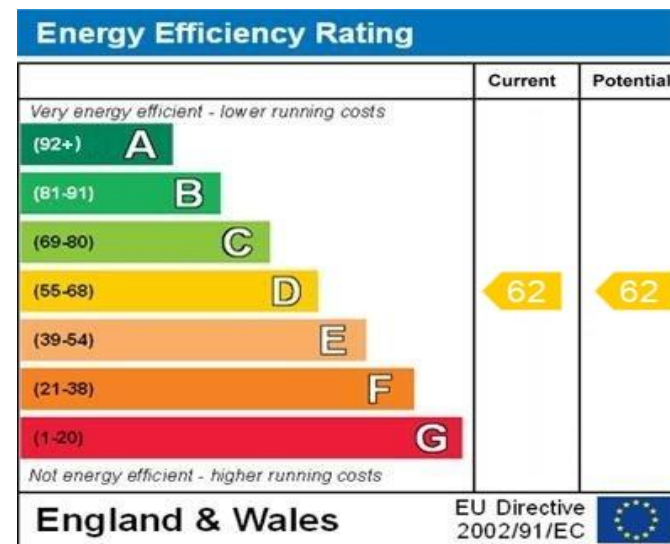
## **Bathroom**

A three piece bathroom comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, tiled surrounds, extractor fan, spot lighting and heated towel rail, tiled surrounds and flooring.



SWAN COURT, HEMEL HEMPSTEAD HP1 1DS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.  
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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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