



Siskin Drive, Hemel Hempstead, HP3 0FT
Asking price £300,000

Sears & Co
estate & letting agents

A well presented two bedroom modern ground floor apartment, situated in this private position on Siskin Drive, Apsley, HP3.

Accommodation includes an entrance hallway, 21ft open plan kitchen/dining/living room, two double bedrooms and a family bathroom with a three piece white suite.

Externally the property further benefits from an allocated parking space and the use of a communal garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Storage cupboard. Access to the family bathroom, two bedrooms and the kitchen/living/dining room.

Kitchen/Dining/Living Room

Four double glazed windows. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with gas hob and extractor over, fridge freezer and dishwasher. Space for a freestanding washing machine. Stainless steel sink with drainer unit and mixer tap. Two radiators. Recessed down lighting. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Built in wardrobes with sliding mirrored doors.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to

include a panel enclosed bath with shower attachment over, wall mounted wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled window sill. Tiled flooring. Chrome heated towel rail. Extractor fan.

Externally

The property further benefits from one allocated parking space and the use of a communal garden.

Lease & Charges

The owners have also advised that the property has approximately 114 years remaining on the leasehold. There is also a service charge in the region of £748.29 every six months. This information should be verified by a solicitor prior to exchange of contracts.

Buyers Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

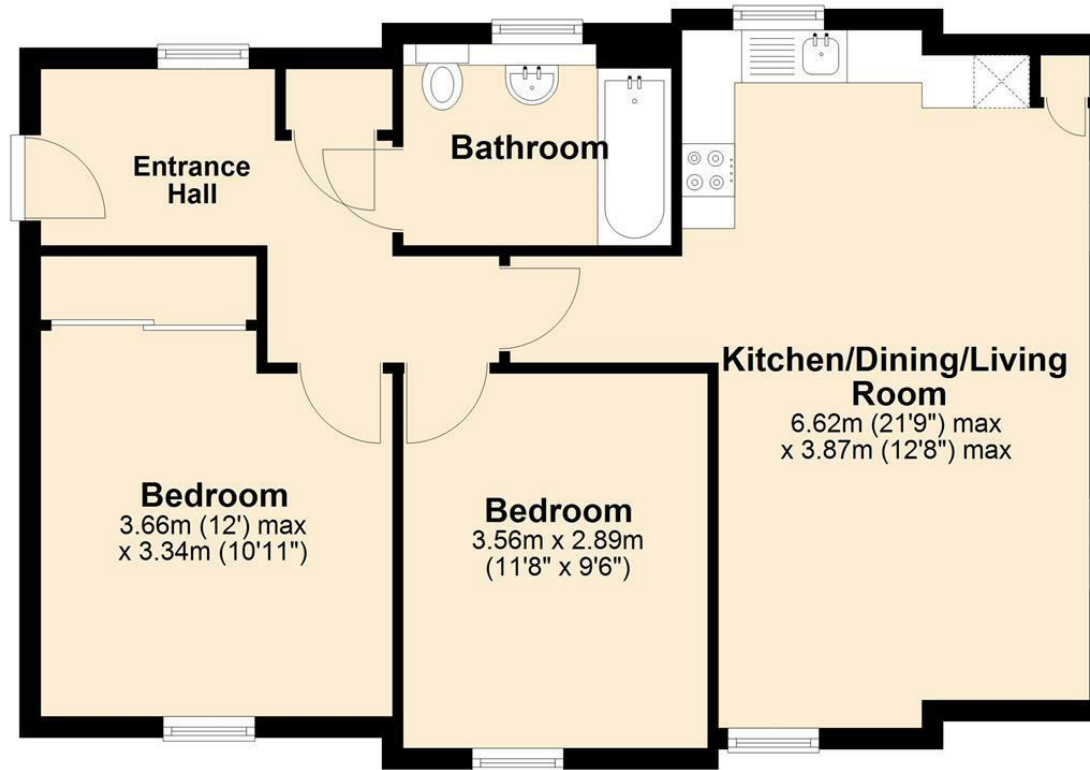
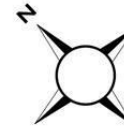


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www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



Total area: approx. 61.4 sq. metres (661.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

