sterling select homes

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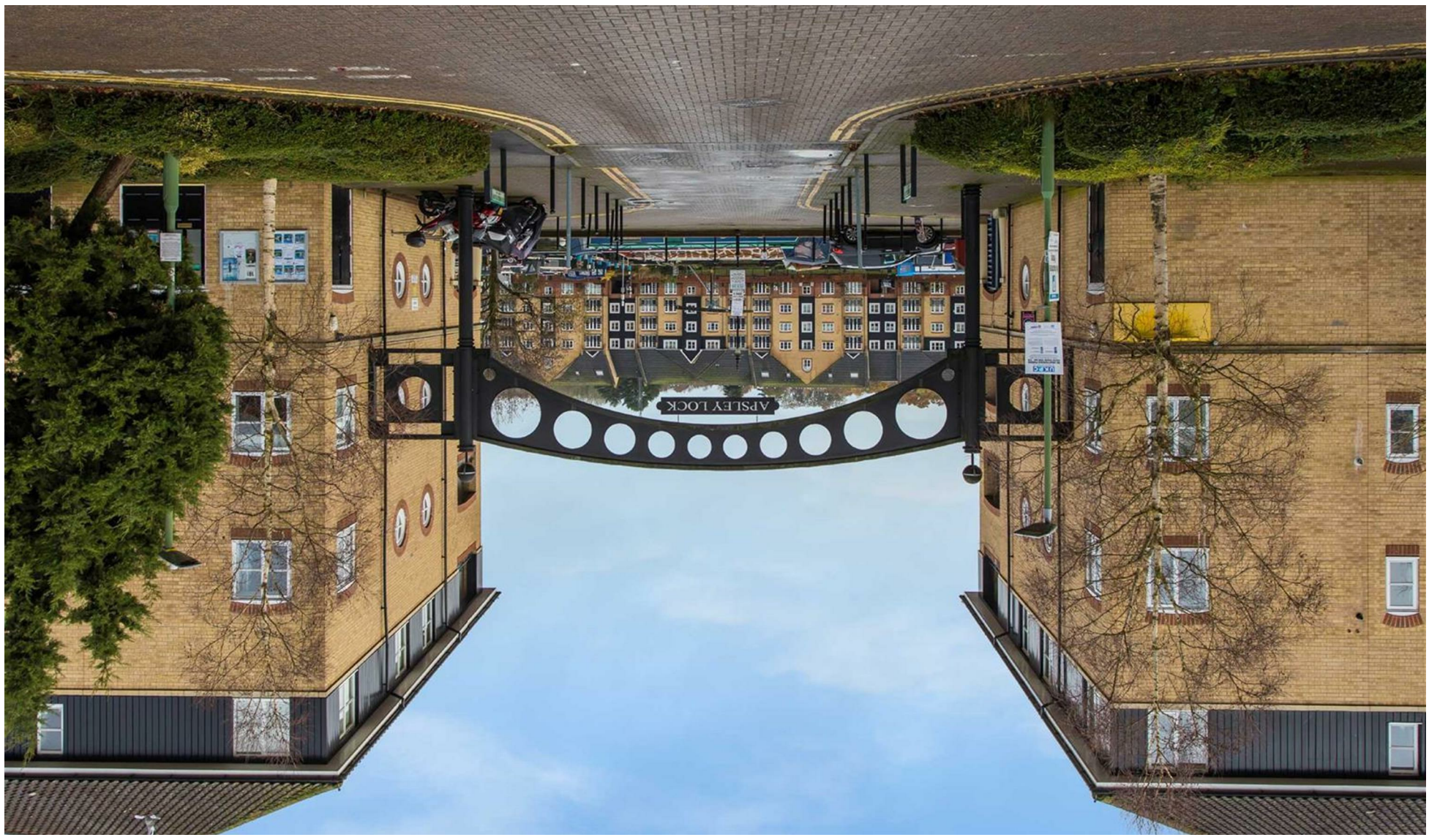
Hemel Hempstead

GUIDE PRICE £300,000



Temptation comes in many forms...

sterling select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

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Hemel

GUIDE PRICE

£300,000

APPROACHING 1,000 SQ FT*Sterling Homes are delighted to offer for sale this stunning two double bedroom apartment with views of Apsley Lock Marina and situated within easy reach of Apsley Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, spacious reception room, large kitchen/diner, two double bedrooms, both benefitting from fitted wardrobes, bathroom with shower and en-suite facilities to the master bedroom, In addition to gas central heating the property also benefits from entryphone, double glazing throughout and two residents parking permits.

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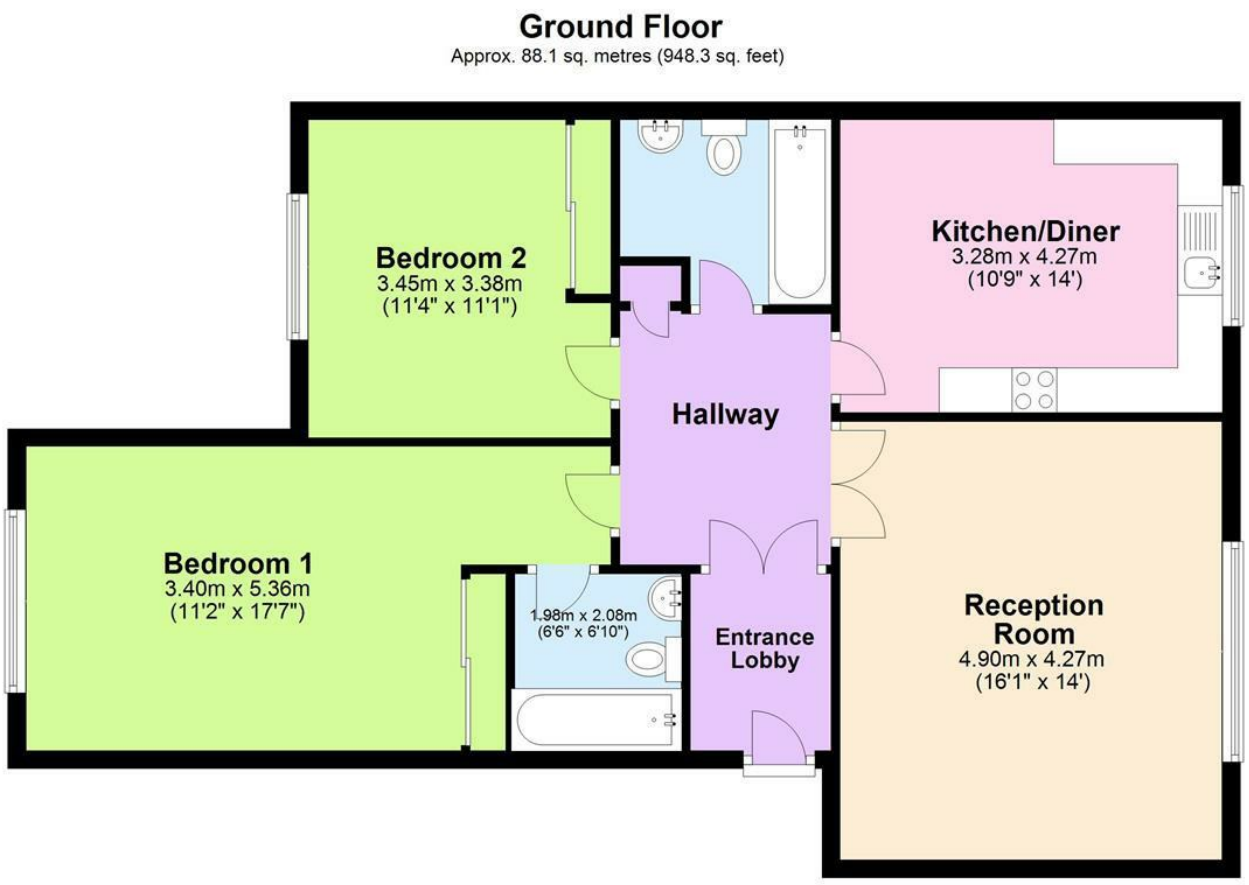
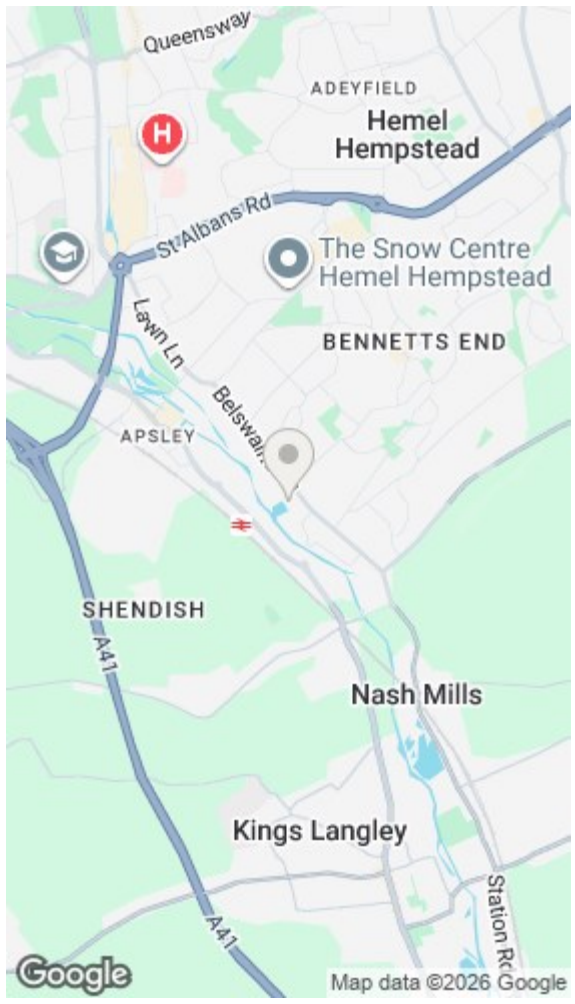
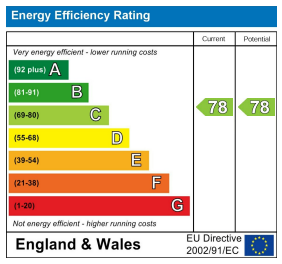
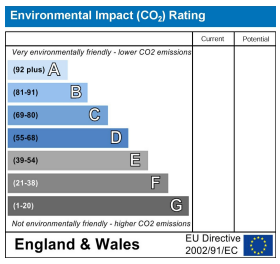


Total area: approx. 88.1 sq. metres (948.3 sq. feet)







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A spacious and well presented two bedroom ground floor apartment overlooking the popular Apsley Marina.

The Accommodation
Situated on the ground floor you access the property via a secure communal area and immediately find yourself in a spacious entrance porch - the ideal place to kick off wet boots and coats. From here double doors open to the hallway from where all accommodation can be accessed. The Living Room is a bright, spacious room with views over the marina. The kitchen/breakfast room is fitted with a range of base and eye level units with space for appliances, a breakfast bar and space for a dining table. The main bedroom is a generous double with built-in wardrobes. The en-suite bathroom is fited with a white three piece suite comprising low level WC, wash hand basin and bath with shower over. The second bedroom is also a well-sized double with built-in wardrobes. The main bathroom is fitted with a white three piece suite comprising low level WC, wash hand basin and bath with shower over. The property also benefits from two parking permits.

Lease details
We are advised that the lease terms are as follows:

Lease length: 100 years remaining
Service Charge: £2125 per annum
Ground Rent: £150 per annum

The Location
Nash Mills is so named after the paper mills that used to form the major industry locally. Although the old paper mills have now been replaced by new housing, there are many historical reminders, in particular John Dickinson's main residence, now occupied by Abbots Hill School, and the Apsley Paper Trail. The location is excellent with all amenities close at hand. The canal path gives immediate access to the local Sainsbury supermarket and Apsley Marina; also nearby is the pretty village of Kings Langley, whilst St Albans City and Watford Town centres are both only a short drive away. The countryside is also close at hand via Bunkers Lane, or alternatively there are pleasant walks along the adjacent canal. The Railway Station at Apsley (a short walk away) provides a fast service (30 minutes) to London Euston. Access to the M1 (Junction 8) or the M25 (Junction 20) at Kings Langley are also both accessible within 5 minutes. Heathrow Airport is also easily accessible.

Agent's Information for Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.