



Lawn Lane
Hemel Hempstead, HP3 9NE

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Lawn Lane, Hemel Hempstead

A well presented bright and spacious ONE BEDROOM apartment located close to local shops with share of freehold.

Located on the top floor, the apartment comprises of an entrance hall opening to a bright and spacious lounge/dining room with views to the communal gardens. The kitchen is fitted with ample units and space for an oven, freestanding fridge freezer and washing machine.

The bedroom is a large double there is also fully tiled bathroom comprising of white suite consisting of a bath with shower over which is run from the gas boiler, pedestal wash hand basin and WC. Lots of storage cupboards including loft access.

Externally there are communal gardens and parking for one car.

Situated within walking distance to Apsley High Street, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short walk to Apsley train station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



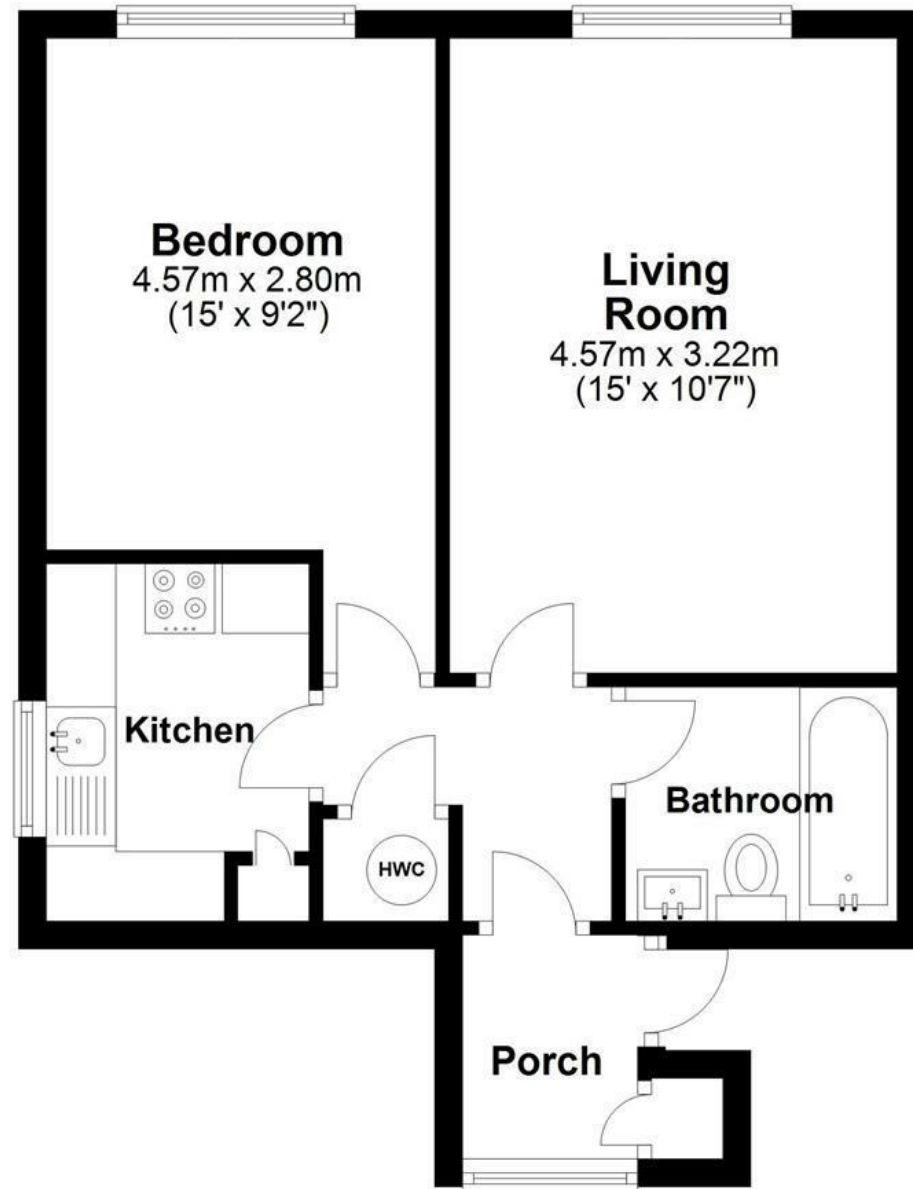
Features

- One bedroom Apartment
- New boiler
- CHAIN FREE
- Share of freehold
- Council tax band B
- Ground rent £37.00 Half yearly
- Parking for one car

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 41.4 sq. metres (445.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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