



2 Royal Court, Hemel Hempstead, HP3 9QP
Asking Price £400,000

space
estates.com

NO UPPER CHAIN! A three bedroom mid terraced property in a popular cul-de-sac location. The property is well presented and offers spacious accommodation throughout. Features include large kitchen / dining room, living room leading to conservatory, two double bedrooms with built in storage, third bedroom, family bathroom, recently replaced boiler, garage within close proximity, a good sized front and rear garden. Ideally situated within easy access of the Town Centre, good schools and is within one mile of Apsley Train Station.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- CUL DE SAC LOCATION
- GARAGE
- WELL PRESENTED MID TERRACED HOUSE
- THREE BEDROOMS
- EASY ACCESS TO TOWN CENTRE AND STATION

Porch

Entrance Hall

Kitchen / Dining Room

Living Room

Conservatory

Master Bedroom with fitted wardrobes

Second Double bedroom with fitted wardrobes

Third Bedroom

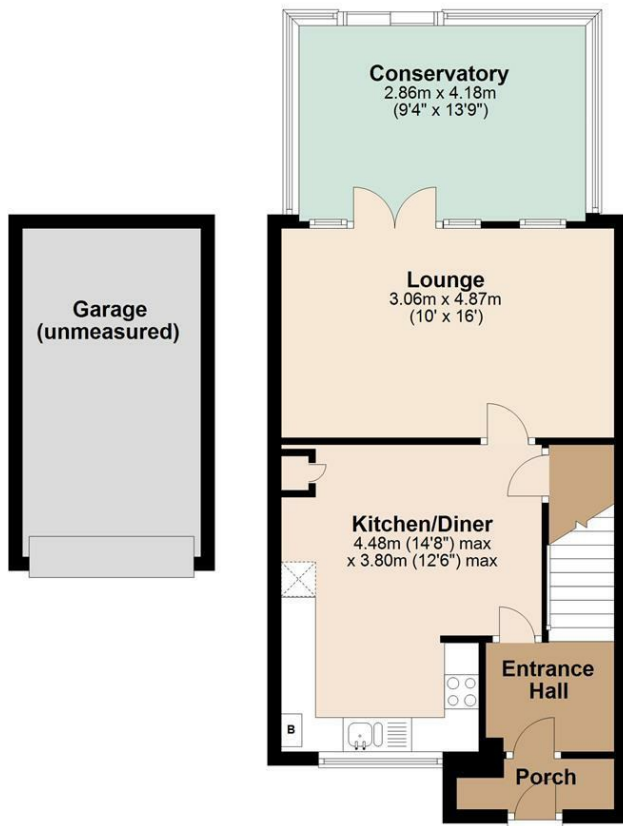
Bathroom

Garage



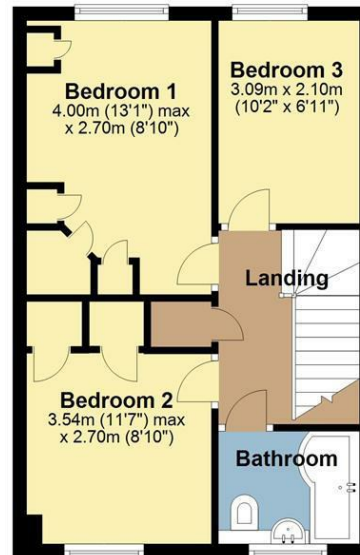
Ground Floor (Sq/m excludes Garage)

Approx. 51.3 sq. metres (552.6 sq. feet)



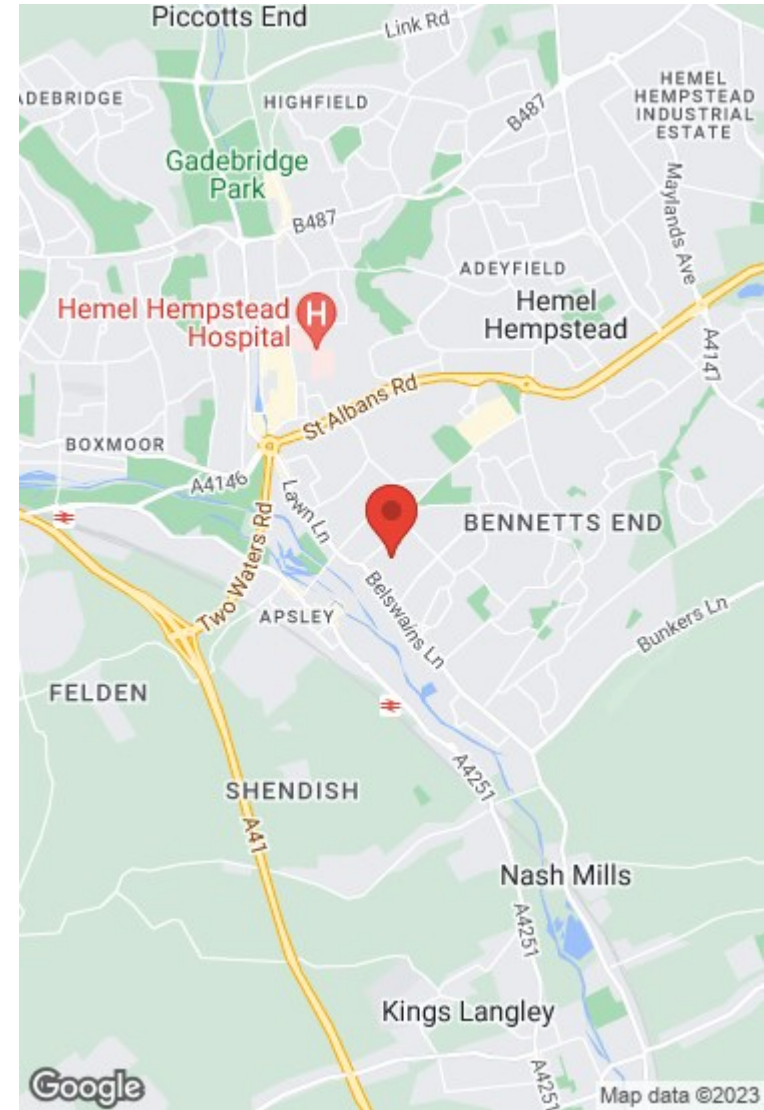
First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating

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

Current: 68, Potential: 87

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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