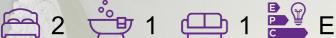


## 34 Longstanton Court, Valley Green, Hemel Hempstead, HP2 7RF Asking Price £200,000











NO UPPER CHAIN! A well presented two bedroom ground floor apartment. The property is set within a cul-de-sac location and benefits from communal gardens and residents parking. Property comprises; entrance hall, living / dining room, kitchen, double bedroom, single bedroom, bathroom. Ideally situated for access to motorway links, Maylands Avenue estate, primary schooling and is within walking distance from local amenities. The Lease has been recently extended and now offers 165 years remaining. Ideal first time buyer or investment purchase.

Leasehold Tenure with 159 years remaining. Annual Ground Rent: £0.00 Annual Service Charge: £1181.00. Council Tax Band: B.

**Entrane Hall Living / Dining Room** 

**Kitchen** 

**Master Bedroom** Single Bedroom

**Bathoom** 

- NO UPPER CHAIN
- GROUND FLOOR
- TWO BEDROOM
- COMMUNAL GROUDS
- RESIDENTS PARKING
- WALKING DISTANCE TO LOCAL **AMENITIES**

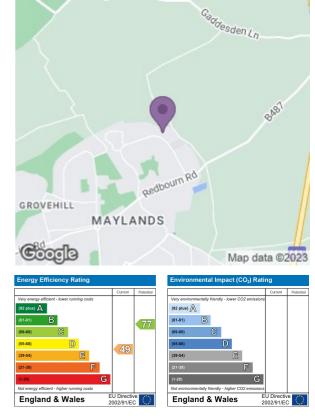
## **Ground Floor**

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 49.7 sq. metres (535.2 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 ALLAREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.











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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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