



11 Livingstone Walk, Hemel Hempstead, HP2 6AH

Asking Price £150,000



OFFERED WITH NO UPPER CHAIN! One bedroom top floor apartment at Livingstone Walk, Hemel Hempstead. Good sized accommodation briefly comprising; entrance hall, living room, kitchen, double bedroom, bathroom, storage area and gas fired central heating. The property is within walking distance of local shops and provides easy access to the M1 Motorway and the Industrial Area. The ideal investment property.

Leasehold Tenure with 86 years remaining.
Ground rent £10.00 per annum.
Service charge £301.72 per annum.
Council Tax Band B.

Entrance Hall

Living / Dining Room
14'10" x 12'2" (4.52m x 3.71m)

Kitchen
11'10" x 7'5" (3.61m x 2.26m)

Double Bedroom
12'3" x 8'10" (3.73m x 2.69m)

Bathroom

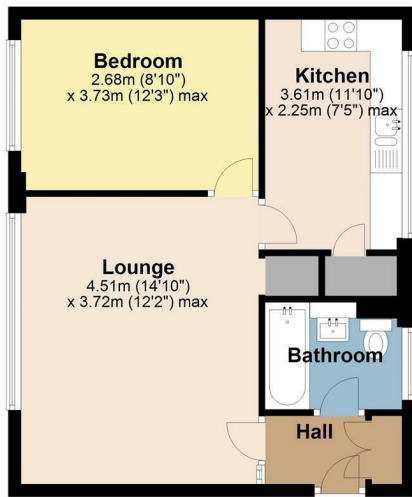
Storage area in locked communal storeroom (ground)

- NO UPPER CHAIN
- ONE BEDROOM APARTMENT
- GOOD SIZED ACCOMODATION
- TOP FLOOR
- VIEWS OF COMMUNAL GROUNDS
- WALKING DISTANCE TO SHOPS



Second Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 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		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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