



## 44 Epping Green, Hemel Hempstead, HP2 7JD Asking Price £170,000



**NO UPPER CHAIN!** A one-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, open plan living / dining room / kitchen with patio door to communal garden, double bedroom, bathroom.

Ideally situated for access to motorway links, Maylands Avenue estate and is within walking distance of local amenities. Ideal first-time buyer or investment purchase.

Leasehold Tenure with 138 years remaining.

Annual Ground Rent: £0.00

Annual Service Charge: £1500.00

Council Tax Band: B.

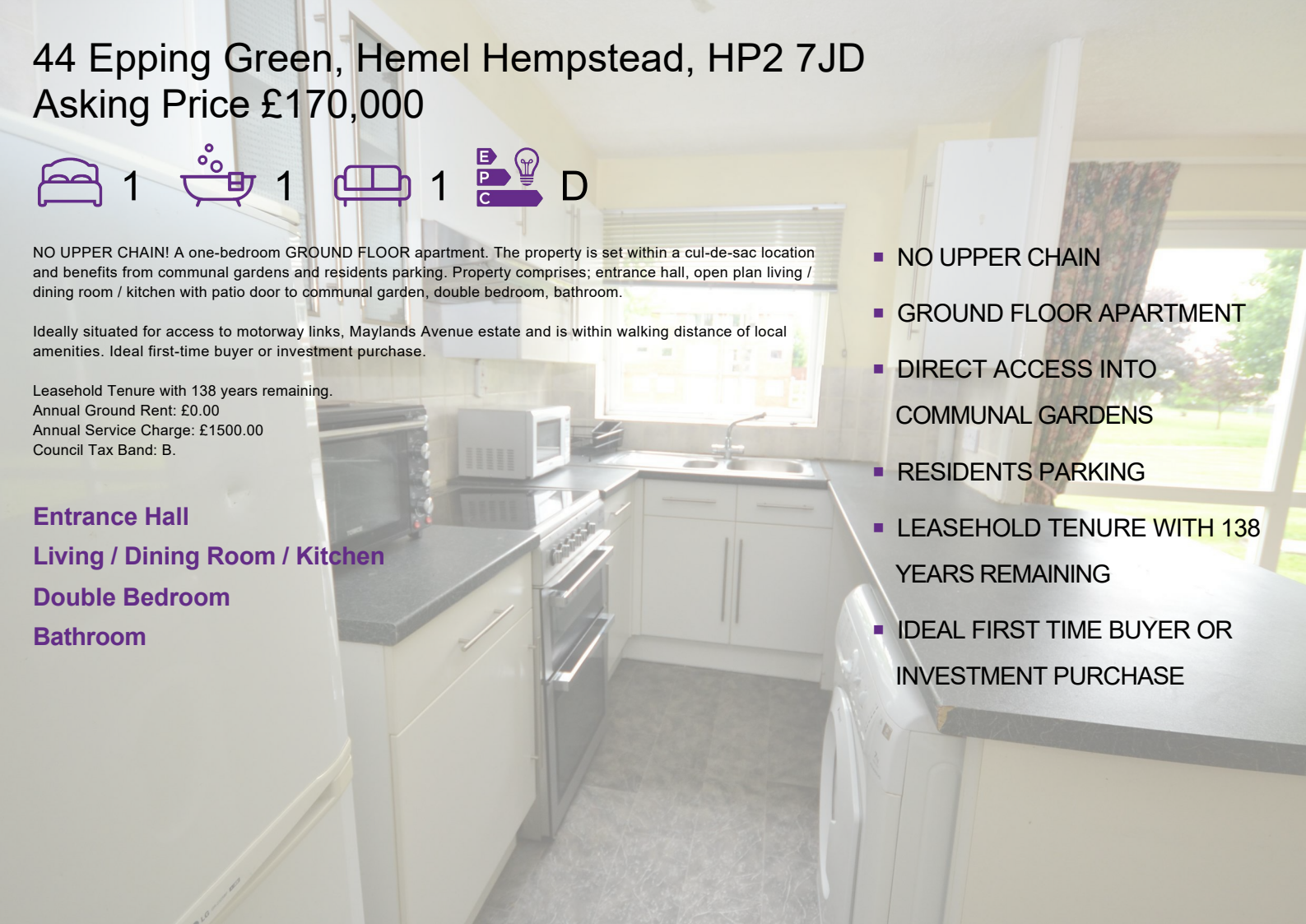
**Entrance Hall**

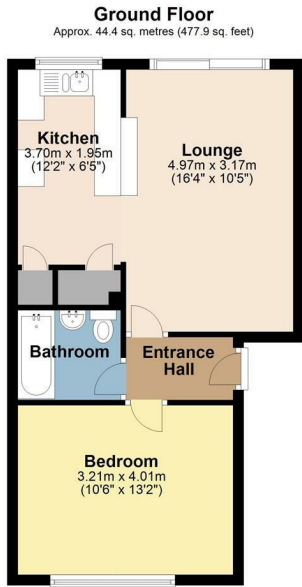
**Living / Dining Room / Kitchen**

**Double Bedroom**

**Bathroom**

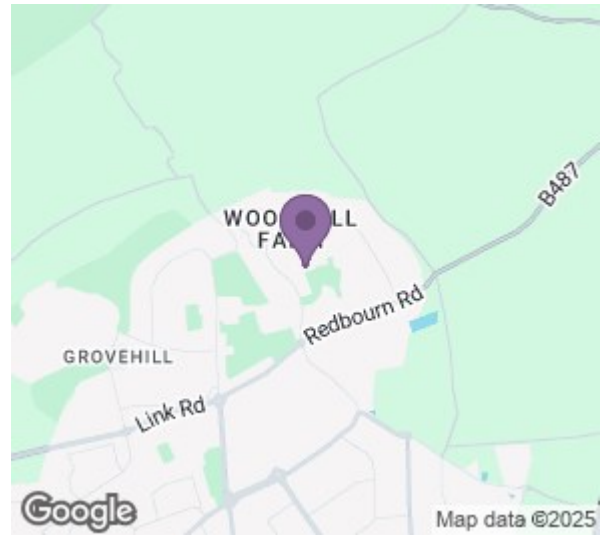
- NO UPPER CHAIN
- GROUND FLOOR APARTMENT
- DIRECT ACCESS INTO COMMUNAL GARDENS
- RESIDENTS PARKING
- LEASEHOLD TENURE WITH 138 YEARS REMAINING
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE





Total area: approx. 44.4 sq. metres (477.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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