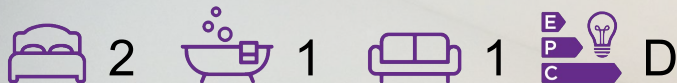




## 35 Longstanton Court, Hemel Hempstead, HP2 7RF

Asking Price £195,000



**NO UPPER CHAIN WITH A RECENTLY EXTENDED LEASE!** 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 142 years remaining. Ideal first-time buyer or investment purchase.

Leasehold Tenure with 142 years remaining.  
Annual Ground Rent: £0.00  
Annual Service Charge: £1203.00  
Council Tax Band: B.

**Entrance Hall**

**Living / Dining Room**

**Kitchen**

**Master Bedroom**

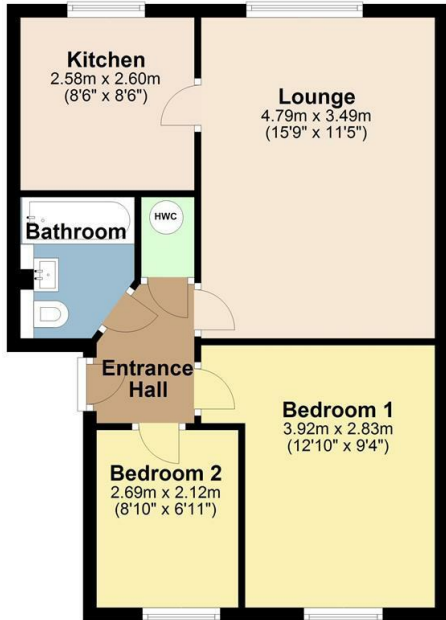
**Second Bedroom**

**Bathroom**

- NO UPPER CHAIN
- TWO BEDROOM GROUND FLOOR APARTMENT
- EXTENDED LEASE WITH 142 YEARS REMAINING
- COMMUNAL GROUNDS
- RESIDENTS PARKING
- WALKING DISTANCE TO AMENITIES
- EASY ACCESS TO PUBLIC TRANSPORT LINKS
- IDEAL FIRSAT TIME BUYER OR INVESTMENT PURCHASE

### Ground Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 50.0 sq. metres (538.3 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   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs  |           |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                        |           |  |           |
| <br>A (92 plus)   B (81-91)   C (69-80)   D (55-68)   E (38-54)   F (21-38)   G (1-20) |           | <br>A (92 plus)   B (81-91)   C (69-80)   D (55-68)   E (38-54)   F (21-38)   G (1-20) |           |
| Current: <b>67</b><br>Potential: <b>79</b>   |           | Current: <b>F</b><br>Potential: <b>G</b>   |           |
| England & Wales<br>EU Directive 2002/91/EC   |           | England & Wales<br>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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