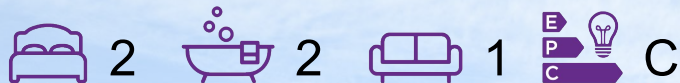




12 Longman Court, Hemel Hempstead, HP3 9RS

Asking Price £299,950



A stunning two bedroom top floor apartment situated in this modern development enjoying rear views over the Marina. The property is convenient for Apsley station and is offered for sale with no upper chain. The accommodation includes kitchen with integral appliances, en suite to master bedroom and juliet balcony off the living/dining area.

The Apsley Lock development is a thriving area with its Moorings for Barges, Restaurants, The Paper Mill Waterside Pub, Convenience Store & Hair Salon. Apsley is also a short drive away from major motorway links with the M25/M1 nearby that in turn provide access to London Luton and Heathrow airports.

Entrance Hall

Living/Dining room
18'6" x 11'5" (5.64 x 3.50)

Kitchen
8'4" x 7'8" (2.56 x 2.34)

Bedroom One
13'1" x 11'8" (3.99 x 3.58)

En suite shower room

Bedroom Two
9'4" x 8'9" (2.87 x 2.67)

Leasehold

- Two bedroom modern apartment
- Top floor
- Elevated views to rear over Marina
- En suite to master bedroom
- No upper chain
- Walking distance to Apsley station
- Convenient for retail park
- Secured allocated parking
- Recently redecorated
- 108 year lease remaining





Total area: approx. 67.9 sq. metres (730.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed. Garage not shown in actual location or orientation
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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