



Albion Court Ebbens Road, Hemel Hempstead HP3 9DE



welcome to

Albion Court Ebbens Road, Hemel Hempstead

**** NO UPPER CHAIN **** Located in a sought after residential area and being well presented throughout is this two bedroom Penthouse apartment. 0.4 miles of the centre of Apsley. 1 mile of Apsley Mainline Train Station. An ideal first time purchase or investment buy. Book your viewing today !!





Entrance Hall

Open Plan Lounge / Kitchen

17' 5" To Max x 14' 4" To Max (5.31m To Max x 4.37m To Max)

Bedroom One

13' 5" x 11' (4.09m x 3.35m)

En-Suite

Bedroom Two

12' 5" To Max x 12' 3" To Max (3.78m To Max x 3.73m To Max)

Bathroom

Outside

Allocated Parking

welcome to

Albion Court Ebbens Road, Hemel Hempstead

- No Upper Chain
- Popular Residential Area
- Well Presented Two Bedroom Penthouse Apartment
- Modern Open Plan Lounge / Kitchen
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HHD111387 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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