

Asking Price Of **£265,000**

tel: **01442 214151**



## **Willow Court, Ebberns Road, Apsley, Hemel Hempstead HP3 9HE**

Clements are pleased to offer this superb Two bedroom LUXURY first floor apartment situated in this sought after Apsley location close to shops and the station. The property offers spacious room sizes, an en suite shower room, large lounge with doors leading on to a balcony, secure gated parking, double glazing and electric heating. Viewing Essential!

- Luxury Apartment
- Two Bedrooms
- First Floor
- Balcony with Superb Views
- En Suite Shower Room





## Property Description

A superb Two bedroom LUXURY first floor apartment situated in this sought after Apsley location close to shops and the station. The property offers spacious room sizes, an en suite shower room, large lounge with doors leading on to a balcony, secure gated parking, double glazing and electric heating.

### COMMUNAL ENTRANCE

Security door with entry phone system, stairs leading to the first floor. Front door leading to:

### ENTRANCE HALLWAY

Well decorated with laminate wood flooring, built in storage cupboards, wall mounted heater, wall mounted video entry phone, doors leading to:

### LOUNGE/DINER 17' 8" x 10' 6" (5.38m x 3.2m)

A good sized well decorated lounge with double glazed windows and French doors to rear offering excellent views over the communal gardens and canal as well as giving access out on to the balcony, TV point, electric wall mounted heater, fitted carpet, inset ceiling spot lights.

### BALCONY

A superb railing enclosed balcony with space for a table and chairs with views over the communal gardens to rear.

### KITCHEN 11' 6" x 5' 11" (3.51m x 1.8m)

Comprising a range of wall and floor mounted units with roll top work surfaces and inset stainless steel sink with single drainer, integral stainless steel oven with electric hob and extractor hood over, integral washing machine, dishwasher and fridge freezer, built in fold away breakfast table, double glazed window to front aspect, part tiled walls and tiled floor, inset ceiling spot lights.

### MASTER BEDROOM 18' 3" x 9' 3" (5.56m x 2.82m)

Well decorated with a double glazed window to rear, electric wall mounted heater, fitted carpet, TV point, door leading to:

### EN SUITE

Comprising a walk in double shower cubicle with a wall mounted shower, wash hand basin with a vanity unit beneath, low level WC, electric heated towel rail, part tiled walls and tiled floor, shaver point.

### BEDROOM TWO 14' 2" x 9' 6" (4.32m x 2.9m) MAX

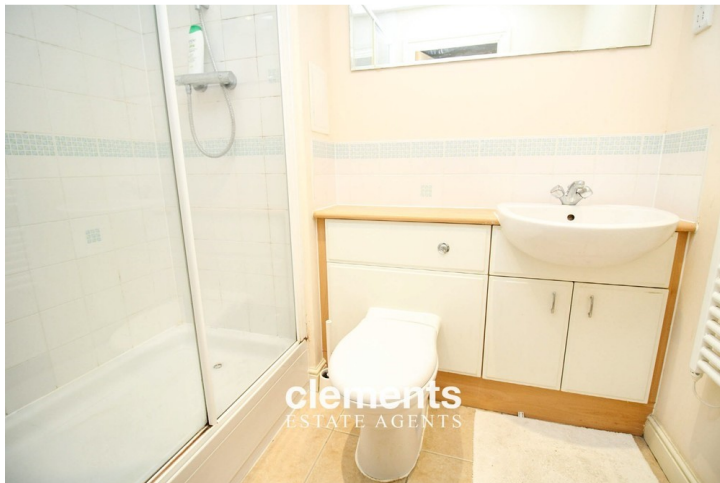
A good sized second bedroom with a double glazed window to front, fitted carpet, electric wall mounted heater.

### BATHROOM

Comprising a panel enclosed bath with mixer taps and shower attachment, low level WC, wash hand basin with built in vanity unit, part tiled walls and tiled floor, heated towel rail, inset ceiling spot lights.

### OUTSIDE

Large communal lawns to rear with secure gated allocated parking to side.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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Total floor area 62.0 sq. m. (667 sq. ft.) approx

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