



**39 Oakcroft Court, Fern Drive, Hemel Hempstead, HP3 9EU**  
**Asking Price £230,000**



**NO UPPER CHAIN!** A two-bedroom top floor apartment in in the popular Oakcroft Court development. Ideal first-time buyer or investment purchase. The property benefits from use of communal grounds, garage in block as well as residents parking area and a recently extended Lease.

Accommodation comprises of entrance hall with ample storage, living/dining room, kitchen, master bedroom with built in wardrobes and balcony access, second bedroom, bathroom.

This property is ideally situated for access to a wide range of amenities, public transport, and links to M1/M25/A41 connections as well as the nearby station providing direct access to London.

Leasehold Tenure with 990 years remaining.  
Ground Rent per annum £0.00.  
Service Charges approx. £1979.00 per annum.  
EPC D.

- NO UPPER CHAIN
- TWO BEDROOMS
- EXTENDED LEASE
- WELL PROPORTIONED APARTMENT
- GARAGE IN BLOCK AND BALCONY
- WALK TO TOWN CENTRE

**Entrance Hall with built in storage**

**Kitchen**

**Living / Dining Room**

**Master Bedroom with built in wardrobes and balcony**

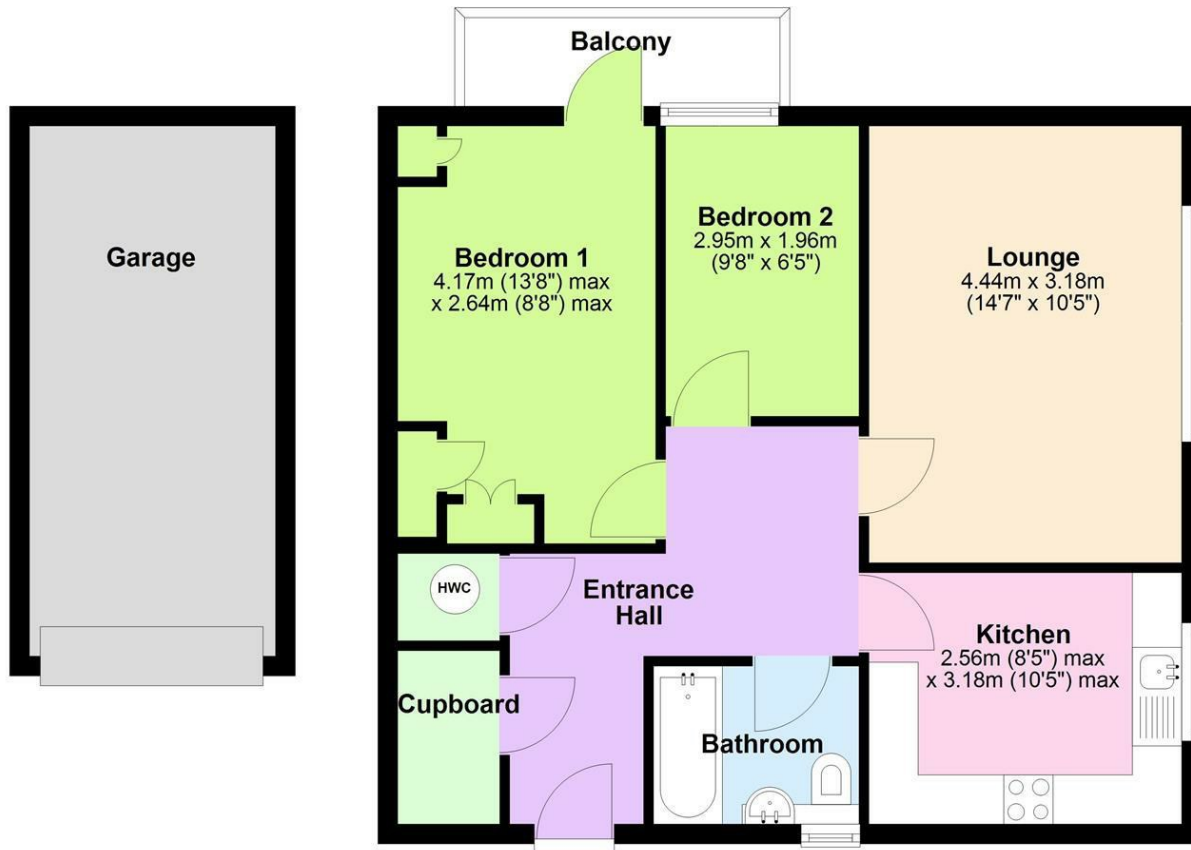
**Second Bedroom**

**Bathroom**



### Third Floor (Sq/m excludes Garage & Balcony)

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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