



ABHCROFT
COURT

6207 NW

EF57 XDV

FV07 OXM

Fern Drive, Hemel Hempstead

£215,000 Leasehold

Top-Floor Gem with Garage | HP3

Description

Estate Culture is proud to present this beautifully renovated, top-floor one-bedroom apartment in the sought-after Ashcroft Court.

Recently updated to maximize every inch of its generous 60m² layout, this property offers a sleek, modern lifestyle in a prime Hemel Hempstead location.

The Property Modern Interiors:

Renovated a few years ago to a high standard, featuring a contemporary kitchen with integrated appliances and a stylish, wood-paneled bathroom.

Space & Light:

Larger than average for the area, with elevated views and plenty of natural light.

Private Garage:

Included with the sale, providing secure parking or excellent additional storage.

Peace of Mind:

Sold with a long 179-year lease, £0 ground rent, and no onward chain for a smooth transaction.

The Location



Situated in a quiet, leafy residential pocket, this home offers the perfect balance of tranquility and convenience:
Transport: Swift access to the A41, M1, and M25, with fast rail links to London Euston nearby.

Schools & Shops:

Moments away from highly-regarded schools (including Tudor Primary and Longdean) and local shopping amenities.

Key Details

Lease: 179 Years
Service Charge: £1,500 per year
Ground Rent: £0
Floor Area: 60m²

Estate Culture would love to show you around this exceptional property.

Contact our team today to arrange your viewing!

Council Tax Band: B (Dacorum Borough Council)
Tenure: Leasehold (179 years)
Ground Rent: £0 per year
Service Charge: £1,500 per year
Parking options: Garage, Residents
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Tenure

Floor Plan

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 s: metres (519.7 sq. feet)

The Floor Plan is not to Scale and measurements as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are as shown on the plan. If there are any aspects of particular importance, you should carry out or commission



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Estate Culture Ltd - Head Office
 12 Holbrook Lane, Coventry, West Midlands CV6 4AB
 Tel: 02475186161 Email: info@estateculture.co.uk Website: <https://www.estateculture.co.uk/>