



**Briery Way  
Hemel Hempstead  
Hertfordshire  
HP2**

**Offers In Excess Of £170,000**

**bettermove**

# Briery Way

## Hemel Hempstead

Bettermove are proud to present this 1 bedroom flat in Hemel Hempstead.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the communal car park.

The council tax band is B.

This is a leasehold property with 87 years remaining on the lease; the ground rent is £10pa and the service charge is £880pa.

The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen, as well as the 1 bedroom and the family bathroom. The exterior boasts a private rear balcony, and communal garden, perfect for enjoying the summer months, as well as the 2 storage sheds.

Located in the popular town of Hemel Hempstead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Apsley train station (3.4 miles), variety of bus routes and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Floor Plan**  
Floor area 43.9 sq.m. (472 sq.ft.)

Total floor area: 43.9 sq.m. (472 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 74                      | 76        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               |                         |           |
|                                                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|-----------------------------------------------------------------------|-------------------------|-----------|
|                                                                       | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92+) <b>A</b>                                                        |                         |           |
| (81-91) <b>B</b>                                                      |                         |           |
| (69-80) <b>C</b>                                                      | 77                      | 80        |
| (55-68) <b>D</b>                                                      |                         |           |
| (39-54) <b>E</b>                                                      |                         |           |
| (21-38) <b>F</b>                                                      |                         |           |
| (1-20) <b>G</b>                                                       |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  |                         |           |
|                                                                       | EU Directive 2002/91/EC |           |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)