

for sale

offers in excess of

**£160,000**



**Normandy House Wolsey Road Hemel Hempstead HP2 4TU**

**CHAIN FREE!** One bedroom executive apartment at the popular Normandy House, Hemel Hempstead. Integrated appliances, underfloor heating, wood flooring and internal "LCD screen" window. Walking distance to the Town Centre and 1 mile approx. to the station with services to London Euston. Call now!

# Normandy House Wolsey Road Hemel Hempstead HP2 4TU

## Communal Entrance

Door to front with security intercom system and lift and stairs to all floors.

## Entrance Hall

Door to front and underfloor heating.

## Lounge Open Plan

13' 8" x 11' 6" ( 4.17m x 3.51m )

Two double glazed windows, TV point and underfloor heating.

## Kitchen/ Diner Open Plan

Fitted with wall and base units with wok surfaces to compliment, sink/drainer with splashback, electric oven and hob with cookerhood, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, underfloor heating and double glazed window.

## Bedroom

8' 9" x 10' 2" ( 2.67m x 3.10m )

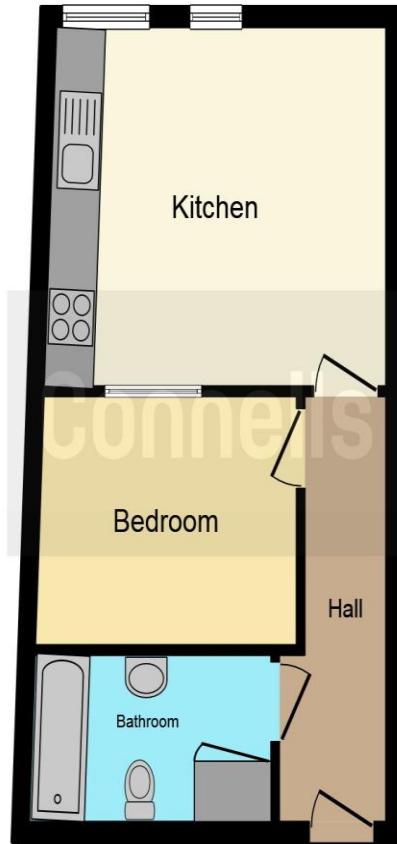
Underfloor heating and LCD screen window

## Bathroom

Fitted with bath , shower, wash hand basin, low level WC, heated towel rail, full tiling and wood laminate flooring.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01442 216 633**  
**E hemelhempstead@connells.co.uk**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM310970 - 0016

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 300.00

**view this property online [connells.co.uk/Property/HEM310970](http://connells.co.uk/Property/HEM310970)**



This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)