



Connells

Swan Court Waterhouse Street
Hemel Hempstead



Property Description

Two bedroom apartment at the popular Swan Court, Hemel Hempstead. PRESENTED TO A HIGH STANDARD THROUGHOUT. Integrated appliances, ENSUITE TO MASTER BEDROOM and open-plan kitchen/lounge. Town centre location and easy access to the Station with services to London Euston. Ideal first time buy or investment! Call now to arrange a viewing!

Communal Entrance

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

Entrance Hall

Door to front with entryphone, storage cupboard and laminate flooring.

Lounge Open Plan

18' 9" x 15' 7" (5.71m x 4.75m)

Double glazed window, storage heater, TV and telephone point, double glazed french doors to Juliet balcony.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with tiled splashbacks, plumbing for dishwasher and washing machine, fridge/freezer.



Bedroom 1

10' 4" x 8' 2" (3.15m x 2.49m)

LCD screen and storage heater.

En-Suite

Fitted with shower cubicle, vanity wash hand basin, heated towel rail, low level WC, extractor fan, shaver point and full tiling.

Bedroom 2

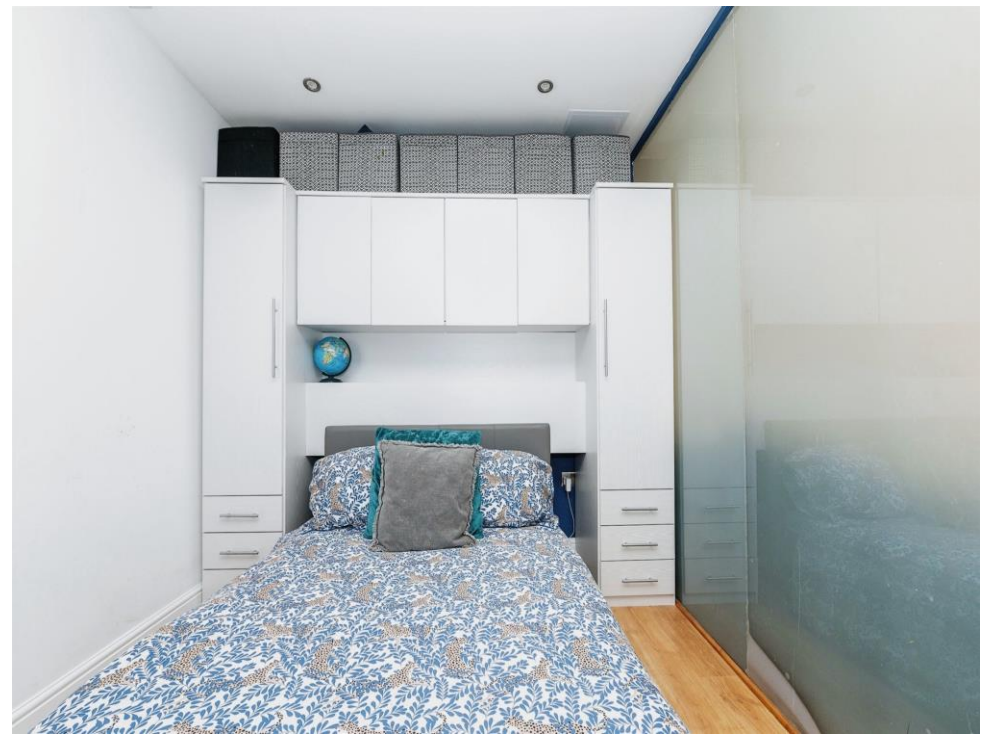
9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed window and storage heater.

Bathroom

Fitted with bath with mixer taps, shower, vanity wash hand basin, heated towel rail, shaver point, extractor fan and full tiling.







To view this property please contact Connells on

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HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM310720

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.

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Property Ref: HEM310720 - 0015