



## **Bedroom 1**

13' 3" x 10' 9" ( 4.04m x 3.28m )

Double glazed window, radiator and laminate flooring.

## **En-Suite**

Fitted with shower cubicle, wash hand basin, low level WC, shaver point, radiator, extractor fan and part tiling.

## **Bedroom 2**

14' 7" x 8' 3" ( 4.45m x 2.51m )

Double glazed window, radiator and laminate flooring.

## **Bathroom**

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, part tiling and extractor fan.

## **Allocated Parking**



### Property Description

\*\*\* CHAIN FREE \*\*\* Located in the highly sought after area of Boxmoor is this two bedroom apartment with allocated parking. Benefits include an ensuite to the master bedroom, open plan kitchen/living area, balcony, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the Hemel Hempstead Train Station. CALL NOW TO BOOK A VIEWING!!

### Communal Entrance

Door to front with security entry system and stairs to all floors.

### Entrance Hall

Door to front with entry phone and radiator.

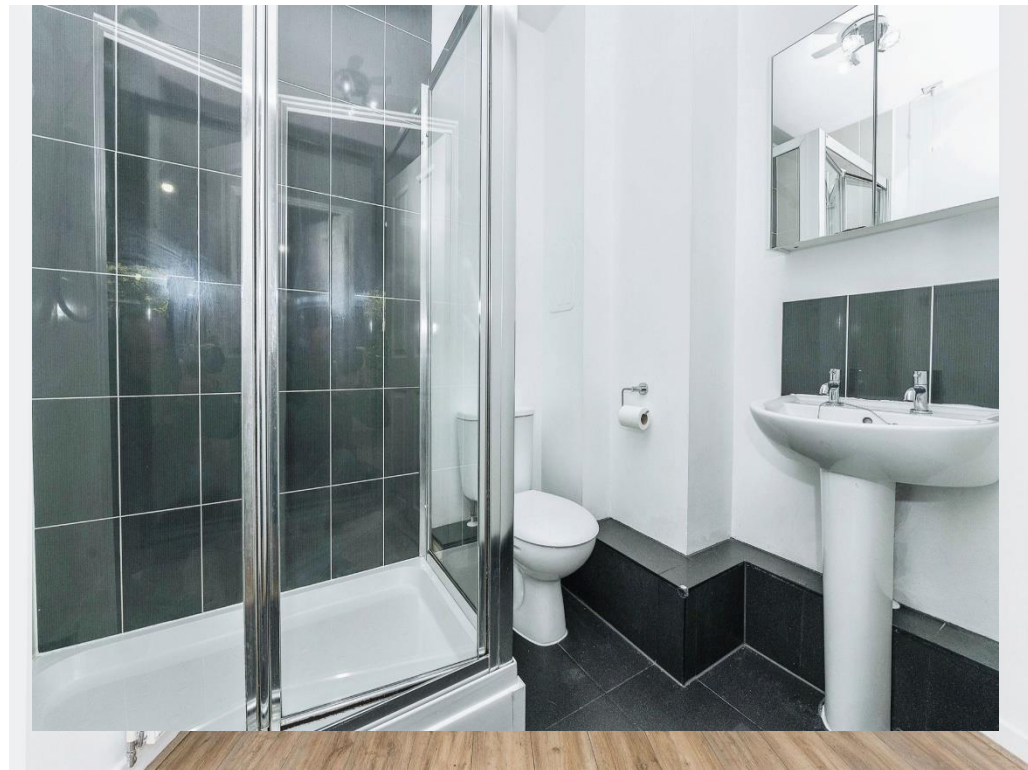
### Lounge Open Plan To Kitchen

21' 7" x 10' ( 6.58m x 3.05m )

Double glazed french doors to balcony, double glazed window, TV point, radiator and laminate flooring

### Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven ad gas hob with cookerhood, dishwasher, washing machine and fridge/freezer, central heating boiler and 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.

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.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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.

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