



Connells

Livingstone Walk
Hemel Hempstead



Property Description

CHAIN FREE! One bedroom flat with good sized living space, family bathroom and kitchen. Walking distance to local shops, close to schools, the M1 Motorway and transport links including the Green Line Service to London Euston. Ideal first time buy or investment! Call now to arrange a viewing!

Communal Entrance

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

Entrance Hall

Door to front with entry phone.

Lounge

14' 7" x 12' 3" (4.45m x 3.73m)

Double glazed window and radiator.

Kitchen

11' 7" x 7' 6" (3.53m x 2.29m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas oven and hob, radiator and double glazing.



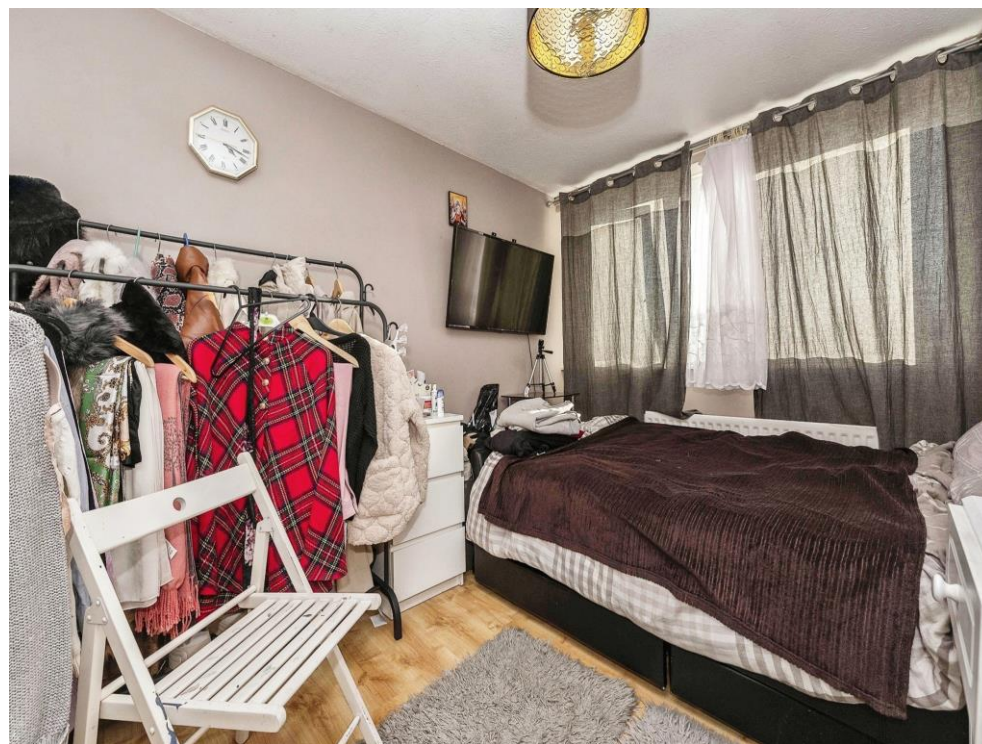
Bedroom

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC and double glazing.





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

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EPC Rating: D

view this property online [connells.co.uk/Property/HEM311393](https://www.connells.co.uk/Property/HEM311393)

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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