

for sale

offers in excess of **£210,000**



## Mosaic House Midland Road Hemel Hempstead HP2 5YQ

\*\*\* STUNNING \*\*\* ONE BEDROOM APARTMENT \*\*\* TOWN CENTRE \*\*\*  
ALLOCATED PARKING \*\*\* BALCONY \*\*\* REFITTED  
KITCHEN/BATHROOM \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE  
GLAZING \*\*\*

# Mosaic House Midland Road Hemel Hempstead HP2 5YQ

## Communal Hallway

Security entryphone, stairs and lift to all floors.

## Entrance Hall

Entryphone, storage cupboard and radiator.

## Living Room

20' 7" x 11' 5" ( 6.27m x 3.48m )

Laminate flooring, TV point, radiator, double glazed door to balcony

## Open Plan Kitchen

Modern fitted kitchen with wall and base units with work tops to compliment, sink and drainer, gas hob, electric oven, cooker hood, laminate flooring and integrated fridge freezer.

## Bedroom One

11' 5" x 10' 1" ( 3.48m x 3.07m )

Double glazed window, radiator, TV point and laminate flooring.

## Bathroom

Paneled bath with mixer taps, shower, low level WC, wash hand basin with vanity unit, extractor fan, heated towel rail and part tiled.

## Allocated Parking

One allocated parking space.







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**  
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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311443 - 0021

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 906.00

**view this property online [connells.co.uk/Property/HEM311443](http://connells.co.uk/Property/HEM311443)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2010. Should you require 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.

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