

for sale

£200,000



## The Exchange Marlowes Hemel Hempstead HP1 1EH

\*\*\* ONE DOUBLE BEDROOM \*\*\* GROUND FLOOR \*\*\* MAISONETTE \*\*\*  
TOWN CENTRE \*\*\* KITCHEN/LIVING AREA \*\*\* HEMEL HEMPSTEAD  
TRAIN STATION \*\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*\* CALL  
NOW TO BOOK A VIEWING \*\*\*

# The Exchange Marlowes Hemel Hempstead HP1 1EH

## Communal Entrance

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

## Lounge Open Plan

17' 6" x 16' max ( 5.33m x 4.88m max )

Double glazed door and window, wall mounted electric heater and TV point.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, plumbing for dishwasher, cupboard housing water tank and plumbing for washing machine.





## Bedroom

10' 5" x 10' ( 3.17m x 3.05m )

Double glaze window, wall mounted electric heater and fitted wardrobes.

## Bathroom

Fitted with bath, shower, heated towel rail, low level WC, wash hand basin, shaver point and part tiling.





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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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311489 - 0003

**Tenure:** Leasehold

**EPC Rating:** E

**view this property online [connells.co.uk/Property/HEM311489](https://www.connells.co.uk/Property/HEM311489)**

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.

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