

for sale

£290,000



## The Edge Lawn Lane Hemel Hempstead HP3 9FL

Two double bedroom executive apartment in a sought after HP3 location, PRESENTED TO A HIGH STANDARD THROUGHOUT. Benefits include secure allocated parking, stairs and lift to all floors, integrated kitchen appliances, En-Suite to the master bedroom and a BALCONY with stunning views. Call now!



# The Edge Lawn Lane Hemel Hempstead HP3 9FL

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone, cupboard and tiled flooring.

## Lounge Open Plan

25' 5" x 10' 3" ( 7.75m x 3.12m )

Two double glazed windows , TV point, radiator and double glazed door to balcony.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, integrated dishwasher and integrated fridge/freezer, double glazed window.



## Bedroom 1

16' x 10' 7" ( 4.88m x 3.23m )

Double glazed window, built in wardrobes, TV point and radiator.

## En-Suite

Fitted with shower cubicle, low level WC, wash hand basin and full tiling.

## Bedroom 2

14' 6" max x 7' 7" ( 4.42m max x 2.31m )

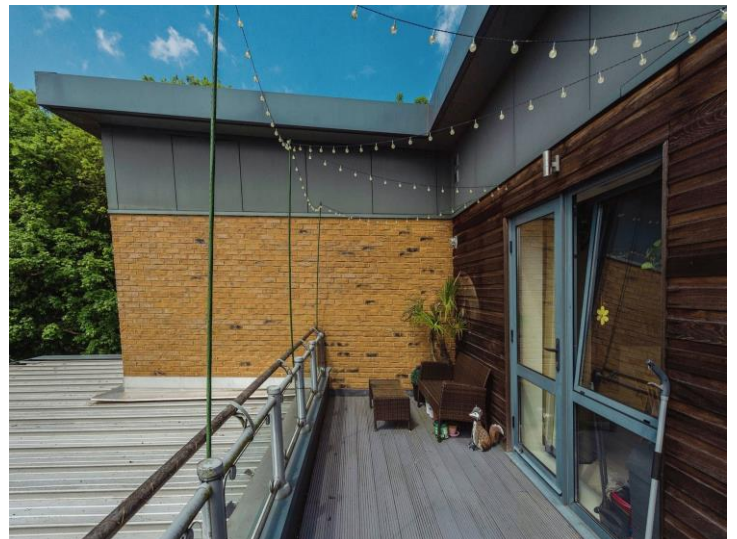
Double glazed window and radiator.

## Bathroom

Fitted with bath, shower, wash hand basin with vanity unit, heated towel rail, low level WC and full tiling.

## Parking

Secure allocated underground parking and visitors parking.







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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Property Ref: HEM310245 - 0007

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HEM310245](https://www.connells.co.uk/Property/HEM310245)**

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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