



Connells

Pelham Court
Hemel Hempstead



Property Description

A large one bedroom apartment located on the 6th floor of the popular Pelham Court. Benefits include residents parking, an open plan lounge/diner area leading to a balcony, separate kitchen, ample storage, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the M1. CALL NOW TO BOOK A VIEWING!!

Communal Hall

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

Entrance Hall

Door to front with entry phone, two built in storage cupboards and laminate flooring.

Lounge/ Diner

18' 4" x 10' 9" (5.59m x 3.28m)

Dual aspect with two double glazed windows, TV point, radiator, laminate flooring and double glazed door to balcony.

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, integrated washing machine, dishwasher and fridge/freezer, central heating boiler, tiled flooring and double glazed window.

Bedroom 1

15' 5" plus recess x 9' 9" (4.70m plus recess x 2.97m)
Double glazed window, TV point and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heated towel rail, low level WC, part tiling and double glazed window.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C

view this property online connells.co.uk/Property/HEM311544

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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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