

for sale

offers in excess of **£220,000**



Cavendish Court London Road Hemel Hempstead HP3 9FH

OFFERED WITH NO UPPER CHAIN. Two bedroom apartment at the sought-after Cavendish Court, Apsley. Residents parking, modern kitchen and family bathroom, great sized bedrooms and fitted kitchen. Walking distance to the Station with services to London Euston, local shops and popular schools. Call now!

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Communal Entrance

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

Entrance Hall

Door to front, built in storage cupboard and wall mounted electric heater.

Lounge

15' 2" plus 2ft Bay window x 10' 6" (4.62m plus 2ft Bay window x 3.20m)

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

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Fitted with wall an base units with wok surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob with cookerhood, plumbing for washing machine and double glazed window.



Bedroom 1

13' 4" x 8' 9" (4.06m x 2.67m)

Double glazed window, two built in wardrobes and wall mounted electric heater.

Bedroom 2

9' 7" x 7' (2.92m x 2.13m)

Double glazed window and wall mounted electric heater.

Bathroom

Fitted with bath with mixer taps, wash and basin, extractor fan 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: HEM311486 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1000.00

Ground Rent: 320.00

view this property online connells.co.uk/Property/HEM311486

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1996. 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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