



**Connells**

Swan Court Waterhouse Street  
Hemel Hempstead



### Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT. Executive apartment at Swan Court, Waterhouse Street with the benefit of ALLOCATED PARKING. Town Centre location and less than 1 mile from the Station with services to London Euston. OFFERED WITH NO UPPER CHAIN! The ideal first time buy or investment! Call now to arrange a viewing!

### Communal Entrance

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

### Entrance Hall

Double glazed door to front with video entry phone, built in storage cupboard and wood flooring.

### Lounge Open Plan

17' max x 15' 1" ( 5.18m max x 4.60m )

Double glazed window, TV point, wall mounted electric heater and double glazed doors to Juliet balcony.

### Kitchen Open Plan

Fitted with wall and base unit with work surfaces to compliment, sink/drainer with splashback, Island with electric oven and hob with cookerhood, integrated dishwasher and washing machine.

## Bedroom

9' 3" x 9' 2" ( 2.82m x 2.79m )

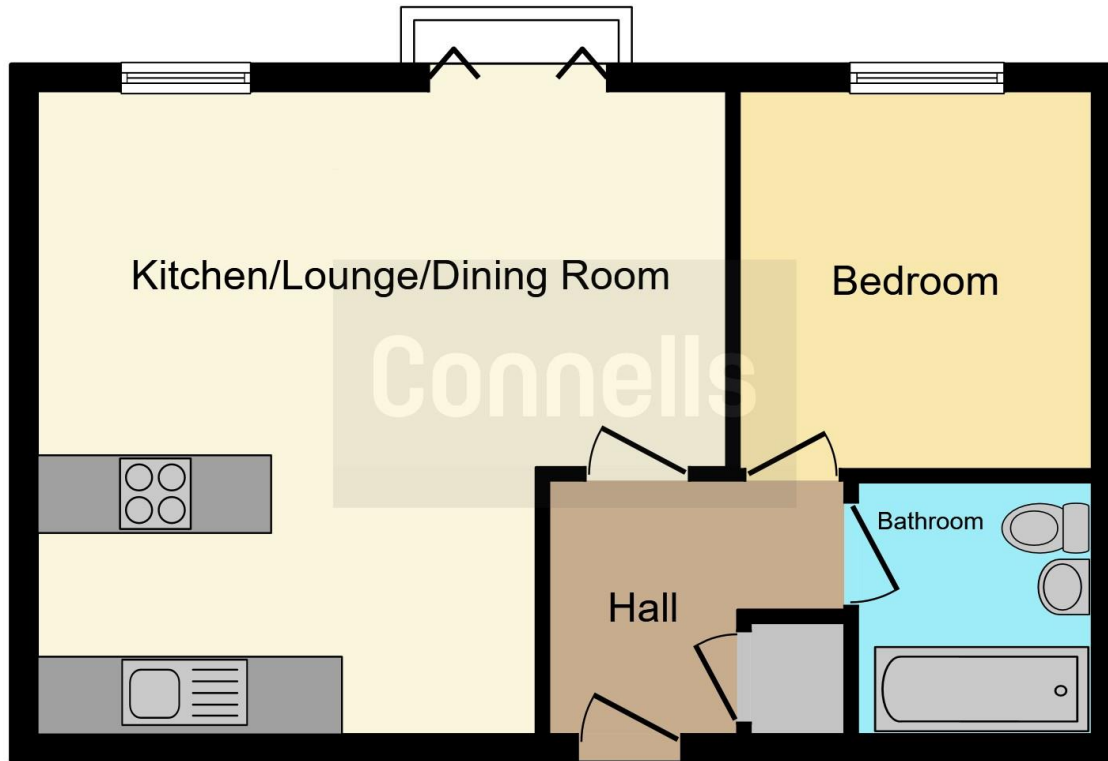
Double glazed window, built in wardrobes and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC and full tiling.

## Allocated Parking Space





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HEM311074](http://connells.co.uk/Property/HEM311074)**

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.

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