

for sale

offers in excess of **£210,000**



## Normandy House Wolsey Road Hemel Hempstead HP2 4TU

\*\*\* MODERN APARTMENT \*\*\* ONE BEDROOM \*\*\* TOWN CENTRE \*\*\*  
ALLOCATED PARKING \*\*\* DUAL ASPECT KITCHEN/LIVING AREA \*\*\*  
UNDERFLOOR HEATING \*\*\* FLOOR TO CEILING DOUBLE GLAZED  
WINDOWS \*\*\*

# Normandy House Wolsey Road Hemel Hempstead HP2 4TU

## Communal Entrance Hall

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

## Entrance Hall

Door to front with entry phone and underfloor heating.

## Lounge Open Plan

13' 2" x 11' 4" ( 4.01m x 3.45m )

Dual aspect with double glazed windows, TV point and underfloor heating.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drain with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine and underfloor heating.



## Bedroom

10' 6" x 8' 6" ( 3.20m x 2.59m )

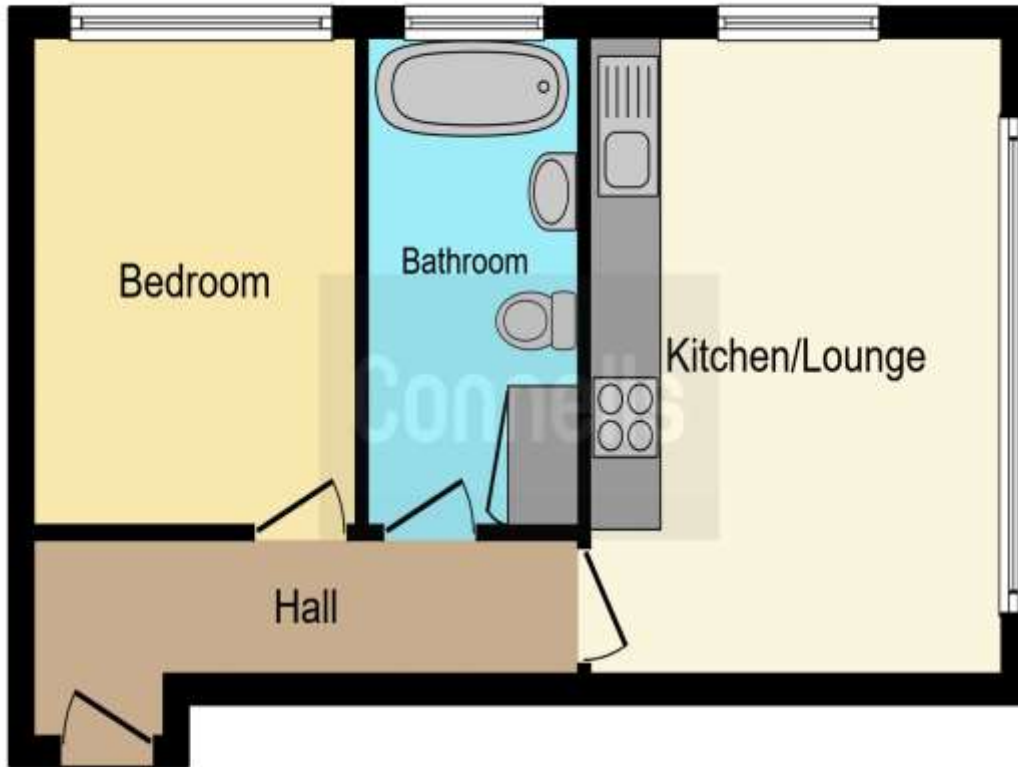
Double glazed window and underfloor heating.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, cupboard housing water tank, part tiling and double glazed window.

## Allocated Parking





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)

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311646 - 0010

**Tenure:** Leasehold

**EPC Rating:** D

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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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