



Connells

Regency Court Alexandra Road
HEMEL HEMPSTEAD



Property Description

*** CHAIN FREE *** A well presented two bedroom apartment located within walking distance to the Hemel Hempstead Town Centre and Old Town. Benefits include a five year fixed wire testing with a new board and wiring upgrade, allocated parking, refitted bathroom, new designer radiators, well presented kitchen and a spacious lounge.

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

Communal Entrance

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

Entrance Hall

Double glazed door to front with entry phone, built in storage cupboard and airing cupboard with a new hot water tank and plumbing upgrade.

Lounge

14' 8" x 13' 1" plus recess (4.47m x 3.99m plus recess)

Double glazed window, TV point and a new energy efficient designer radiator.

Kitchen

9' 5" x 6' 3" (2.87m x 1.91m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, a new Candy oven and hob with cookerhood, plumbing for washing machine.

Bedroom 1

14' 8" max x 8' 1" (4.47m max x 2.46m)
Double glazed window, built in wardrobes and
a new energy efficient designer radiator.

Bedroom 2

11' 5" x 6' (3.48m x 1.83m)
Double glazed window.

Bathroom

Fitted with Power shower, wash hand basin
with vanity unit, low level WC, heated towel
rail and extractor fan.





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/HEM311632

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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