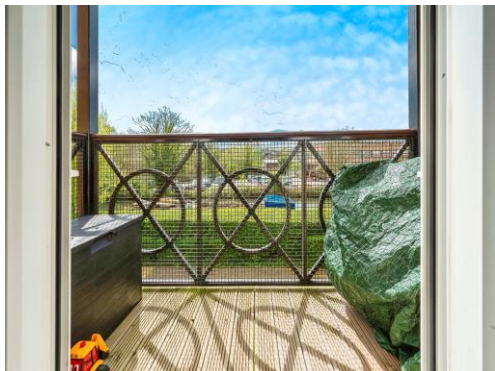




**Connells**

Rushmere Court Ebbens Road  
Hemel Hempstead



## Property Description

OFFERED WITH NO UPPER CHAIN. Two bedroom apartment at the sought-after Rushmere Court, Apsley. Many benefits include ALLOCATED PARKING, re-fitted kitchen with integrated appliances, modern family bathroom, EN-SUITE to the master bedroom and balcony with stunning views of the Grand Union Canal. Walking distance to local shops, bars, restaurants and the Station with services to London Euston. The ideal first time buy, call now to arrange a viewing!

## Communal Hallway

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

## Hallway

Double glazed door to front with entry phone, storage cupboard, cupboard housing tank and wall mounted electric heater.

## Lounge

20' 1" x 10' 2" ( 6.12m x 3.10m )

Double glazed window, electric feature fireplace, TV point and double glazed doors to balcony.

## Kitchen

11' 5" x 6' 2" ( 3.48m x 1.88m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, integrated oven and hob, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring and double glazed window.

## Bedroom 1

14' 2" max x 10' 1" ( 4.32m max x 3.07m )

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

## En-Suite

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC and part tiling.

## Bedroom 2

11' 3" max x 9' 9" ( 3.43m max x 2.97m )

Double glazed window and wall mounted electric heater.

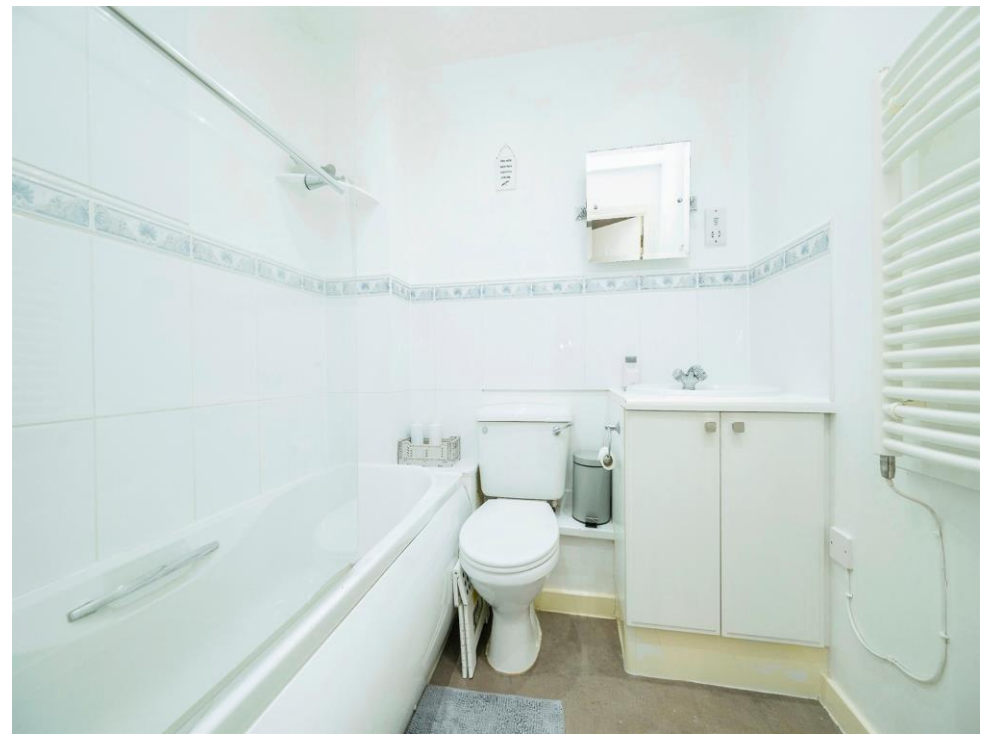
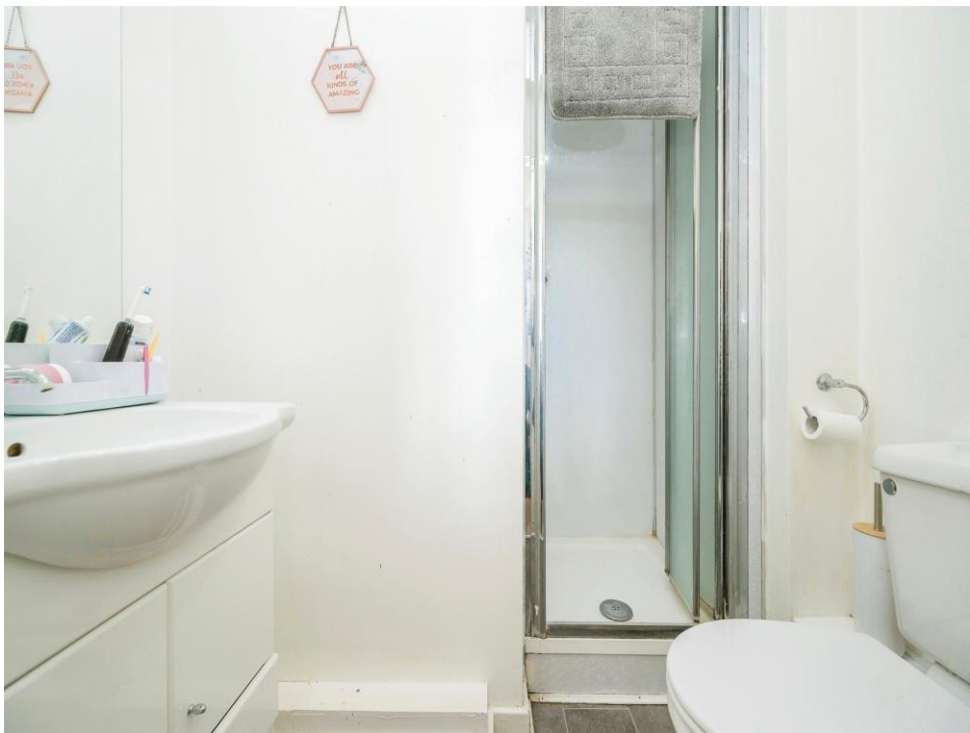
## Bathroom

Fitted with bath with mixer tap, wash hand basin, low level WC, heated towel rail, extractor fan and part tiling.

## Outside

Communal gardens to front and rear and one allocated parking space and visitors 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)

To view this property please contact Connells on

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45 Marlowes  
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**EPC Rating: B**

Tenure: Leasehold

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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.



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