



**Connells**

Handleys Court Selden Hill  
Hemel Hempstead



### Property Description

Located in the Hemel Hempstead Town Centre is this one bedroom seventh floor apartment. Benefits include secure allocated parking, 16 FT lounge with a juliet balcony, separate kitchen and double glazing.

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

### Communal Entrance

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

### Entrance Hall

Double glazed door to front with entry phone, storage cupboard with tank and laminate flooring.

### Lounge

16' 6" x 11' 7" ( 5.03m x 3.53m )

Double glazed door to Juliet balcony and two wall mounted electric radiators.

### Kitchen

10' 8" x 6' 3" ( 3.25m x 1.91m )

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

## Bedroom 1

10' 1" x 8' 5" ( 3.07m x 2.57m )

Double glazed window, built in wardrobes, wall mounted electric radiator and laminate flooring.

## Bathroom

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

## 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)

To view this property please contact Connells on

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**EPC Rating: Awaiting**

**view this property online [connells.co.uk/Property/HEM310824](http://connells.co.uk/Property/HEM310824)**

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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