

for sale

offers in excess of **£275,000**



## Willow Court Ebbens Road Hemel Hempstead HP3 9HE

OFFERED WITH NO UPPER CHAIN. Two bedroom Top Floor apartment at Willow Court, Ebbens Road with PARKING. Well presented throughout with open-plan kitchen/lounge, EN-SUITE, integrated appliances, modern family bathroom, BALCONY and close to local amenities and station with services to London Euston.

# Willow Court Ebbens Road Hemel Hempstead HP3 9HE

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone, built in cupboard, built in cupboard with meters and access to loft.

## Lounge

13' 1" x 12' 8" ( 3.99m x 3.86m )

Double glazed door to balcony, TV point, wall mounted electric heater, spotlights, wood laminate flooring and open plan to kitchen.

## Kitchen

10' 8" x 9' 9" ( 3.25m x 2.97m )

Open plan to lounge fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob, integrated fridge/freezer and washing machine.



## Bedroom 1

12' x 10' 5" ( 3.66m x 3.17m )

Double glazed window, fitted cupboards and wall mounted electric heater.

## En-Suite

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

## Bedroom 2

8' 3" extending to 14' 3" max x 10' 6" ( 2.51m extending to 4.34m max x 3.20m )

Double glazed window, wall mounted electric heater and wood laminate flooring.

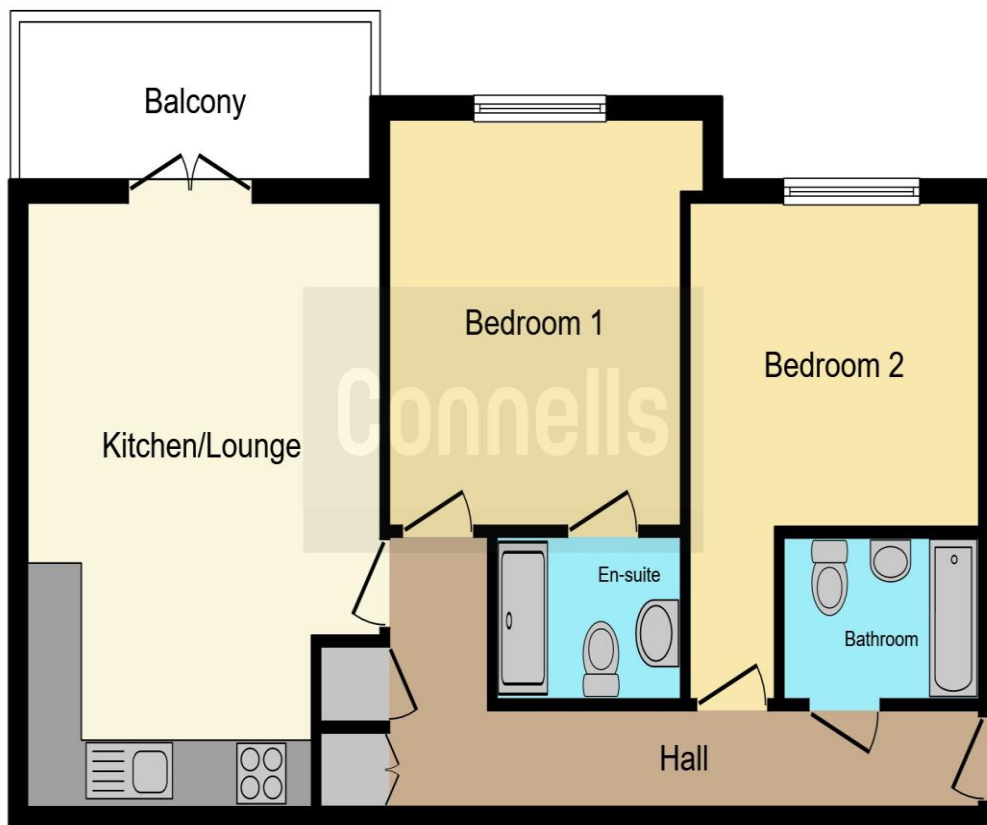
## Bathroom

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

## Outside

One allocated parking space and communal gardens.





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  
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Property Ref: HEM311659 - 0017

**Tenure:** Leasehold

**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2005. Should you require 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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