



Connells

Westray
Hemel Hempstead



Property Description

WELL PRESENTED THROUGHOUT ground floor flat at Westray, HP3. Many benefits include double glazing, gas central heating, study, modern kitchen, bathroom and patio doors to the COMMUNAL GARDENS. Close to local amenities, Leverstock Green Village and the sought-after Longdean School. Ideal first time buy! Call now to arrange a viewing!

Entrance Hall

Door to front and laminate flooring.

Study

7' 2" x 5' (2.18m x 1.52m)

Double glazed window and radiator.

Lounge

13' 1" x 11' 6" (3.99m x 3.51m)

TV point, radiator and double gazed patio doors to shared garden.

Kitchen

11' x 6' 1" (3.35m x 1.85m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas oven and hob, plumbing for washing machine, central heating boiler, tiled floor and double glazed window.

Bedroom

13' 1" x 8' 4" (3.99m x 2.54m)

Double glazed window and radiator.

Bathroom

Fitted with bath, shower, wash hand basin, low level WC, heated towel rail, part tiling and double glazed window.

Garden

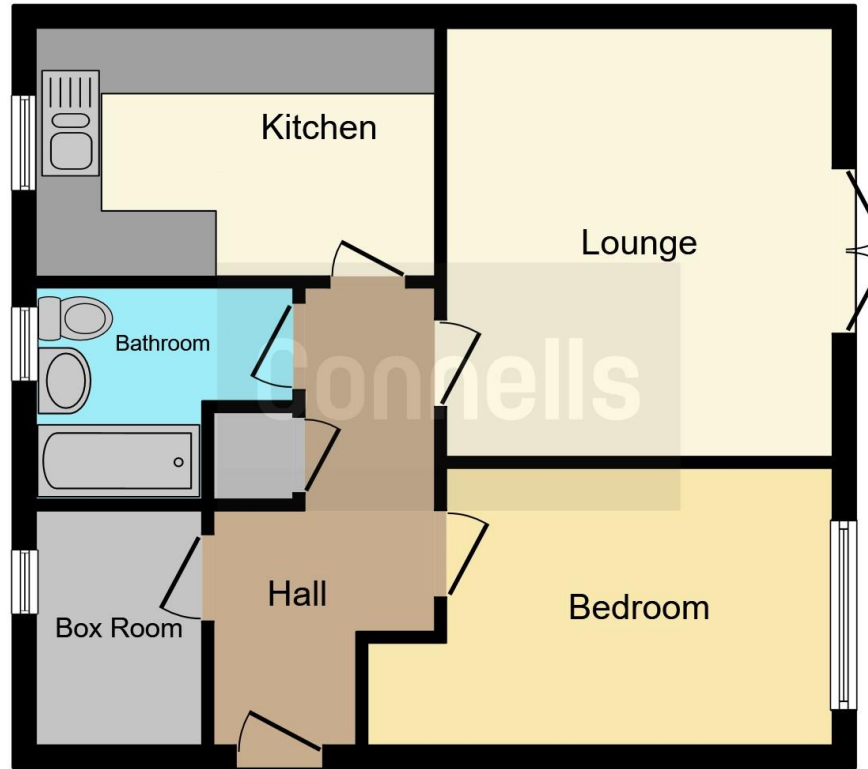
Shared garden between four flats.

On Street 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

To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311741

This is a Leasehold property with details as follows; Term of Lease 173 years from 26 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM311741 - 0003