



**Connells**

Kingfisher Drive  
Hemel Hempstead





### Property Description

\*\*\* CHAIN FREE \*\*\* A two bedroom upper floor apartment located in Apsley. Benefits include allocated parking for two cars, living/dining area, separate kitchen and double glazing.

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

### Communal Entrance

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

### Entrance Hall

Door to front with entryphone, storage cupboard, airing cupboard and laminate flooring.

### Lounge

12' 2" x 14' 8" ( 3.71m x 4.47m )

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

### Kitchen

9' 6" x 5' 9" ( 2.90m x 1.75m )

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 laminate flooring.



## Bedroom 1

12' 3" x 8' 8" ( 3.73m x 2.64m )

Double glazed patio doors to Juliet balcony, wall mounted electric heater and TV point.

## Bedroom 2

9' 1" x 6' 8" ( 2.77m x 2.03m )

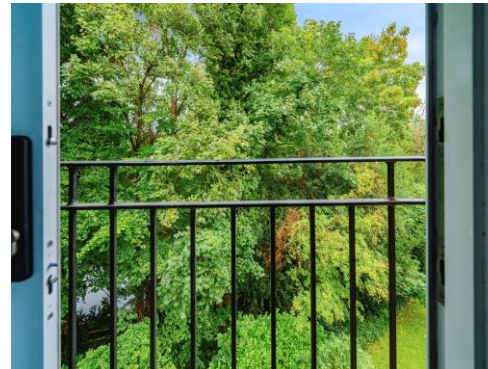
Double glazed window and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heated towel rail and full tiling.

## Parking

Two allocated parking spaces.



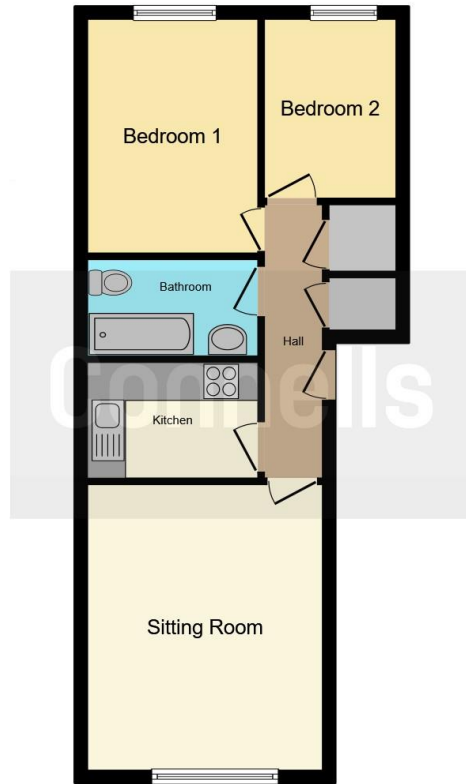












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311314](http://connells.co.uk/Property/HEM311314)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1996. 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.

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