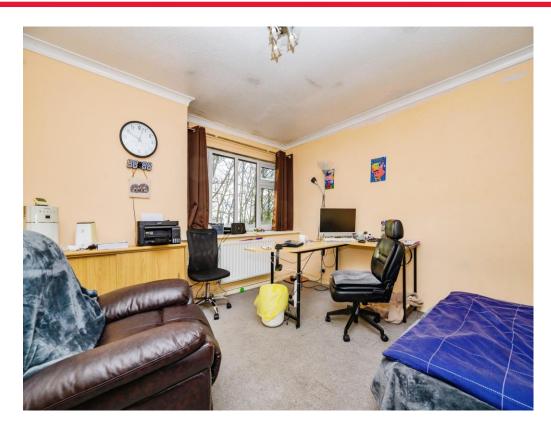


Connells

Clarendon Close Hemel Hempstead

# Clarendon Close Hemel Hempstead HP2 5UZ







## **Property Description**

A one bedroom flat located within easy access to the Hemel Hempstead Old Town. Benefits include residents parking, spacious lounge, separate kitchen, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. 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, radiator and cupboard with tank.

## Lounge

14' 5" max x 11' 7" ( 4.39m max x 3.53m ) Double glazed window, TV point and radiator.

#### Kitchen

11' 8" x 7' 8" ( 3.56m x 2.34m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas and electric cooker point, plumbing for washing machine, cupboard, radiator and double glazed window.

## **Bedroom**

11' 7" x 9' 8" ( 3.53m x 2.95m ) Double glazed window and radiator.

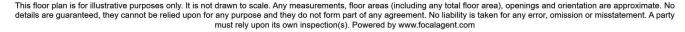
## **Bathroom**

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









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: C

# view this property online connells.co.uk/Property/HEM312044

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





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. 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 buyer erest 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.