



Connells



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.







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



Tenure: Leasehold



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.

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

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.

EPC Rating: C Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent