

for sale

£230,000



Malin Court Hardings Close Hemel Hempstead HP3 9AQ

*** CHAIN FREE *** TWO BEDROOM *** UPPER FLOOR APARTMENT ***
EN-SUITE TO MASTER BEDROOM *** PARKING *** SPACIOUS LIVING
AREA *** KITCHEN *** BOXMOOR *** TRAIN STATION ***

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Communal Hallway

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

Hallway

Door to front with entryphone, wall mounted electric radiator and built in cupboard with tank.

Lounge/ Diner

15' 9" x 10' (4.80m x 3.05m)

Double glazed window and wall mounted electric radiator.

Kitchen

8' 5" x 5' 9" (2.57m 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 double glazed window.



Bedroom 1

15' 4" including recess x 8' 9" max (4.67m including recess x 2.67m max)

Double glazed window, built in wardrobes and wall mounted electric radiator.

En-Suite

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

Bedroom 2

8' 7" x 8' 5" plus recess (2.62m x 2.57m plus recess)

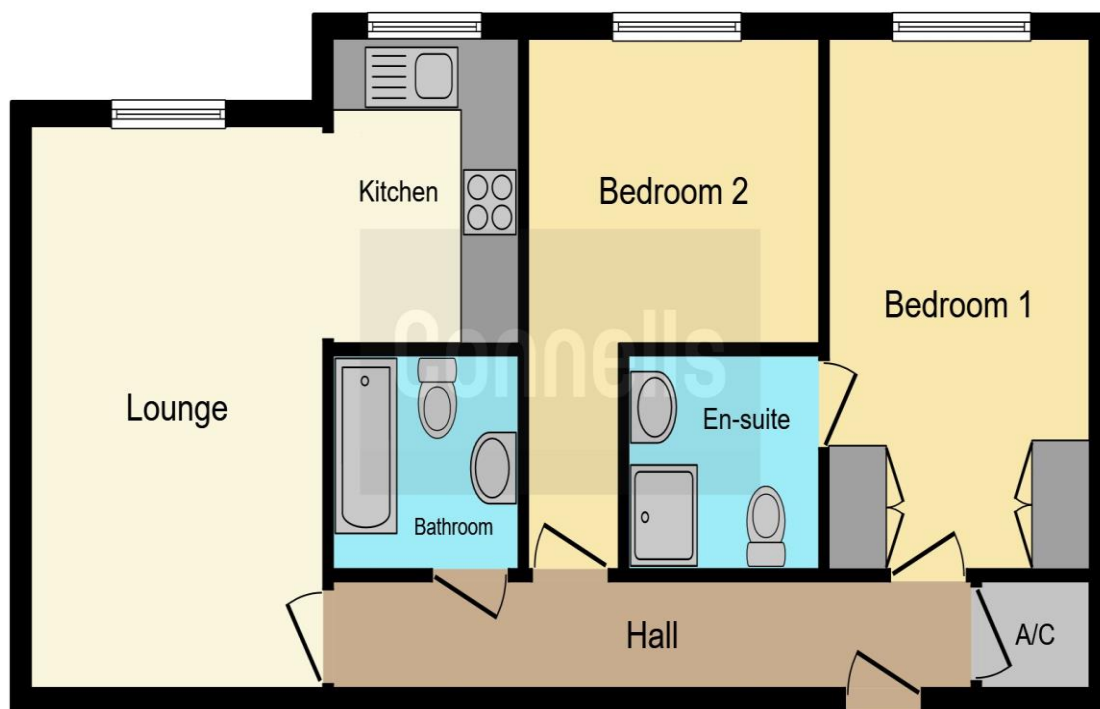
Double glazed window and wall mounted electric radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, shaver point, extractor fan and part tiling.

Allocated 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

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Property Ref: HEM311890 - 0003

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HEM311890

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.

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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