

for sale

offers in excess of **£230,000**



## Gadebury Heights Bury Road Hemel Hempstead HP1 1HG

\*\*\* NO UPPER CHAIN \*\*\* TWO BEDROOMS \*\*\* TOWN CENTRE APARTMENT \*\*\* ALLOCATED PARKING \*\*\* ENSUITE TO MASTER \*\*\* 22 FT LOUNGE \*\*\* SEPARATE KITCHEN \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE GLAZING \*\*\*





# Gadebury Heights Bury Road Hemel Hempstead HP1 1HG

## Communal Hallway

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

## Entrance Hall

Door to front with entry phone and radiator.

## Living Room

22' 3" x 15' 1" ( 6.78m x 4.60m )

Double glazed window, TV point, radiator and double glazed door to balcony.

## Balcony

## Fitted Kitchen

10' x 5' 8" ( 3.05m x 1.73m )

Fitted kitchen with wall and base units with work surfaces to compliment, sink and drainer, electric oven and hob with extractor, central heating boiler, part tiling and double glazed window.



**Bedroom One**

15' x 9' 1" ( 4.57m x 2.77m )  
Double glazed window and radiator.

**En Suite**

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

**Bedroom Two**

11' 2" x 8' 3" ( 3.40m x 2.51m )  
Double glazed window and radiator.

**Bathroom**

Fitted with bath with mixer taps, wash hand basin, low level WC,  
extractor fan and part tiling.

**Allocated Parking**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311608 - 0023

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2322.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/HEM311608](http://connells.co.uk/Property/HEM311608)**

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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