

for sale

£200,000



## Kensington House Corner Hall Hemel Hempstead HP3 9YT

\*\*\* CHAIN FREE \*\*\* IN EXCESS OF 540 SQFT \*\*\* ONE BEDROOM \*\*\*  
TOP FLOOR APARTMENT \*\*\* ALLOCATED & VISITORS PARKING \*\*\*  
SPACIOUS KITCHEN/LIVING AREA \*\*\* HEMEL HEMPSTEAD TRAIN  
STATION \*\*\* CALL NOW TO BOOK A VIEWING \*\*\*

# Kensington House Corner Hall Hemel Hempstead HP3 9YT

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone and radiator.

## Lounge Open Plan

27' max x 13' 1" ( 8.23m max x 3.99m )

Double glazed window.

## Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, plumbing for dishwasher and washing machine and central heating boiler.

## Bedroom

14' x 9' 1" max ( 4.27m x 2.77m max )

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heated towel rail, low level WC, extractor fan and full tiling.

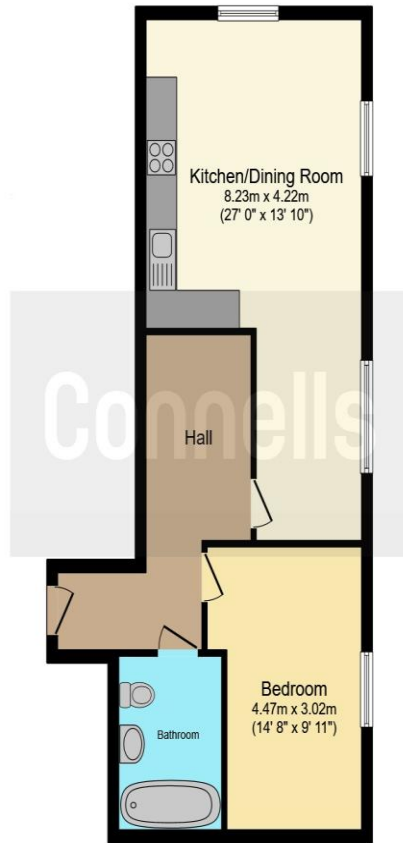
## Parking

Allocated parking space and visitors 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](http://www.focalagent.com)

To view this property please contact Connells on

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312164 - 0007

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 300.00

**view this property online [connells.co.uk/Property/HEM312164](http://connells.co.uk/Property/HEM312164)**

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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