

for sale

offers in excess of **£210,000**



## Yeomans Ride HEMEL HEMPSTEAD HP2 6LG

**THREE BEDROOM APARTMENT**, well-presented throughout. Gas Central Heating, modern kitchen and bathroom, spacious bedrooms and a great-sized lounge/diner. Close to local shops, schools and transport links. The ideal first time buy or investment! Call now to arrange a viewing!





# Yeomans Ride HEMEL HEMPSTEAD HP2 6LG

## Communal Entrance

Door to front with communal entrance and stairs to all floors.

## Entrance Hall

Door to front with entry phone and built in cupboard.

## Lounge/ Diner

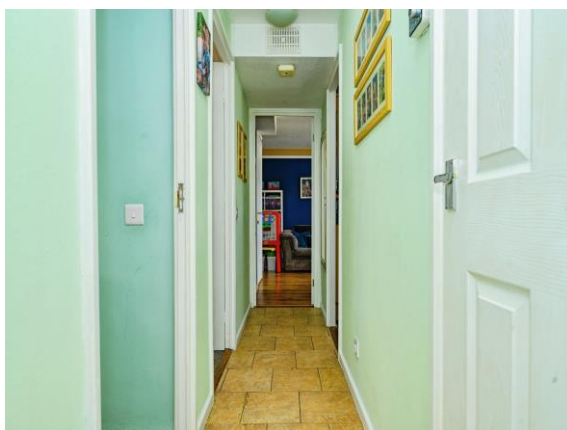
17' 1" x 11' 3" ( 5.21m x 3.43m )

Double glazed window, TV point, storage cupboard, radiator and wood laminate flooring.

## Kitchen

11' 5" x 7' 4" ( 3.48m x 2.24m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas Range cooker with cookerhood, plumbing for washing machine, cupboard housing boiler, tiled flooring and double glazed window.



## Bedroom 1

11' x 8' 5" ( 3.35m x 2.57m )  
Double glazed window and radiator.

## Bedroom 2

12' 5" x 8' 6" ( 3.78m x 2.59m )  
Double glazed window and radiator.

## Bedroom 3

9' 8" x 8' 8" ( 2.95m x 2.64m )  
Double glazed window and radiator.

## Bathroom

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

## Parking

On street 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: HEM312236 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/HEM312236](http://connells.co.uk/Property/HEM312236)

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 1990. Should you require 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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