



Connells

Manila House Sealy Way
Hemel Hempstead

Manila House Sealy Way Hemel Hempstead HP3 9HP

for sale
£275,000



Property Description

Located within walking distance to the Apsley Train Station is this two bedroom first floor apartment. Benefits include allocated parking, well proportioned lounge, separate kitchen, balcony, spacious storage room, 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 entry phone and radiator.

Lounge

15' x 11' max plus recess (4.57m x 3.35m max plus recess)

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

Kitchen

9' x 6' (2.74m x 1.83m)

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

Bedroom 1

13' x 8' (3.96m x 2.44m)
Double glazed window, TV point, dressing room and radiator.

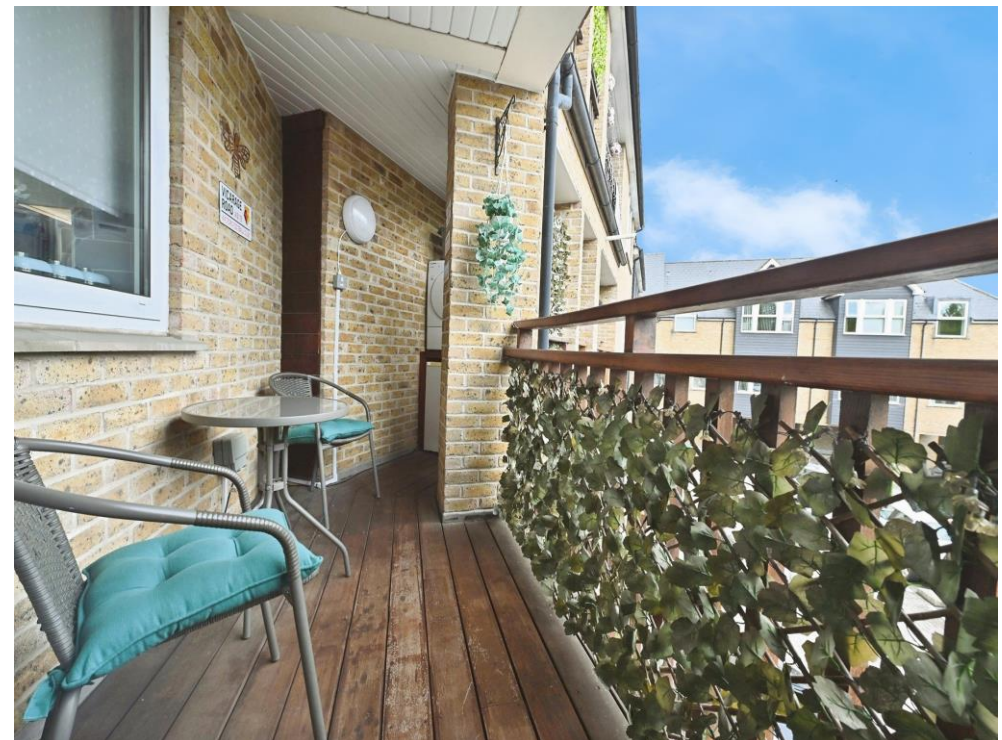
Bedroom 2

11' max x 8' max (3.35m max x 2.44m max)
Double glazed window and radiator.

Bathroom

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, 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

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 3612.40

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311114

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Mar 2012. 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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Property Ref: HEM311114 - 0005

