



Connells

The Foundry Dacorum Way
HEMEL HEMPSTEAD

The Foundry Dacorum Way HEMEL HEMPSTEAD HP1 1BF

for sale
£300,000



Property Description

*** LONG LEASE *** A modern two bedroom apartment located in the Town Centre. Benefits include allocated parking, En-Suite to the master bedroom, open plan kitchen/living area 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 and lifts to all floors.

Entrance Hall

Door to front with entry phone, wall mounted electric radiator and storage cupboard with tank,

Living Area Open To Kitchen

21' x 13' (6.40m x 3.96m)

Double glazed window, wall mounted electric heater and double glazed door to Juliet balcony.

Kitchen Open To Living Area

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood and plumbing for dishwasher.



Bedroom 1

12' into corner x 13' max (3.66m into corner x 3.96m max)

Double glazed window, fitted wardrobes and wall mounted electric radiator.

En-Suite

Fitted with shower cubicle, wash hand basin, heated towel rail and full tiling.

Bedroom 2

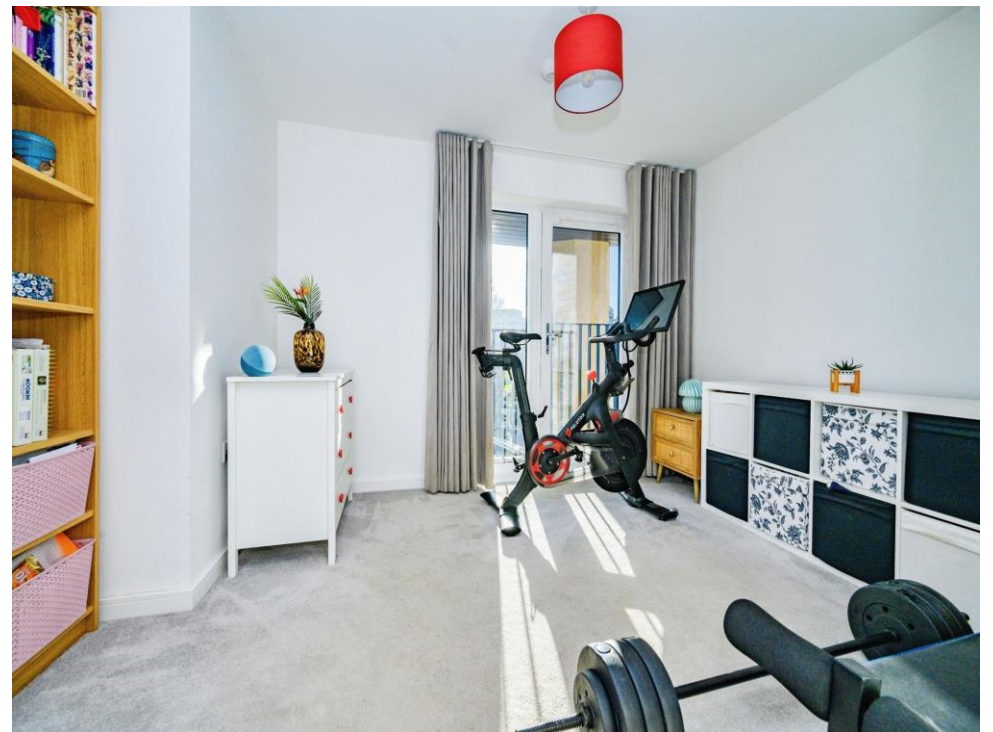
12' max x 9' (3.66m max x 2.74m)

Double glazed window, wall mounted electric radiator and double glazed door to Juliet balcony.

Bathroom

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









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

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax
Band: D

Service Charge:
1700.00

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312053

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: HEM312053 - 0010