



Connells

The Edge Lawn Lane
HEMEL HEMPSTEAD

The Edge Lawn Lane HEMEL HEMPSTEAD HP3 9FL

for sale
£290,000



Property Description

*** CHAIN FREE *** A two bedroom ground floor apartment located within easy reach to the Hemel Hempstead Town Centre. Benefits include allocated and visitors parking, an open plan kitchen/living area, balcony, En-Suite to master bedroom, 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 Hallway

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

Hallway

Door to front with entry phone and storage cupboard.

Lounge Open Plan

24' x 10' (7.32m x 3.05m)

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

Kitchen Open Plan

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

and dishwasher.

Bedroom 1

16' including recess x 9' max (4.88m including recess x 2.74m max)

Double glazed window, built in wardrobes and radiator.

En-Suite

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

Bedroom 2

16' x 7' including recess (4.88m x 2.13m including recess)

Double glazed window and radiator.

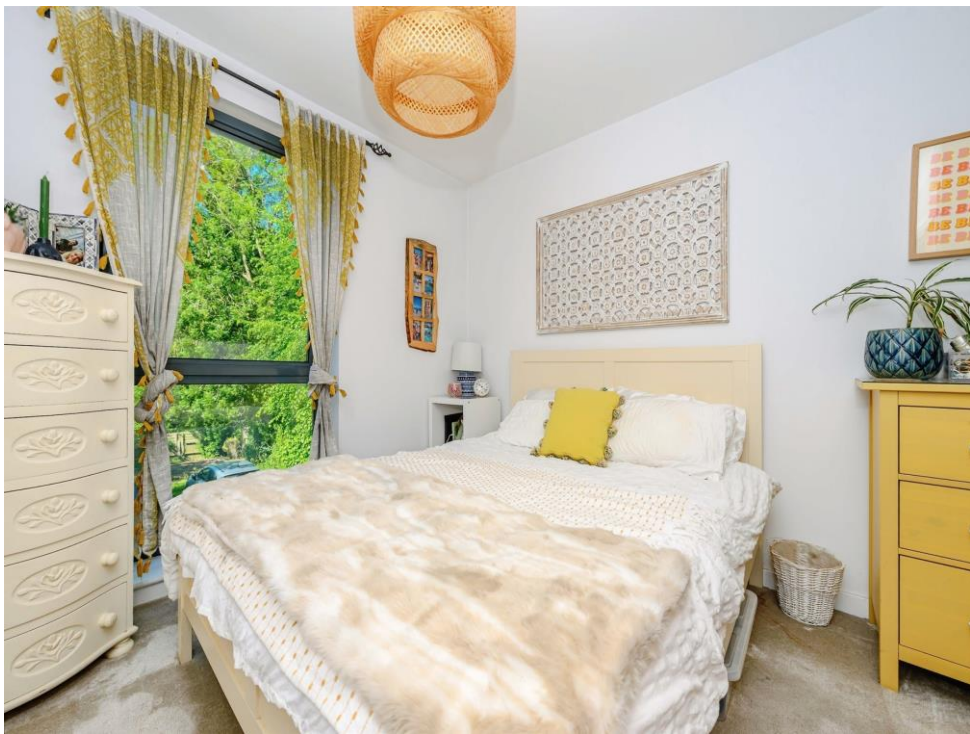
Bathroom

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

Parking

One allocated parking space.









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 hemel Hempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312291

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312291 - 0006