



4-5 GROUND FLOOR
6-7 FIRST FLOOR
8-9 SECOND FLOOR

Connells

Rushmere Court Ebbens Road
Hemel Hempstead

Rushmere Court Ebbens Road Hemel Hempstead HP3 9AE

for sale offers in excess of
£290,000



Property Description

Two double bedroom GROUND FLOOR apartment at the sought-after Rushmere Court, HP3. Well-presented throughout, benefits include ALLOCATED PARKING, visitors parking, modern fitted kitchen, family bathroom, ENSUITE shower-room and comfortable lounge with doors opening to a patio area and communal gardens and bike sheds. Walking distance to Apsley Village, local shops, popular schools and the station with services to London Euston. The ideal first time buy, call now to arrange a viewing!

Communal Entrance

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

Entrance Hall

Door to front with entry phone, storage cupboard and wall mounted electric heater.

Lounge

18' 3" x 10' 2" (5.56m x 3.10m)

Two double glazed windows, TV point and wall mounted electric heater.

Kitchen

11' 4" x 6' 2" (3.45m x 1.88m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated electric oven and hob, plumbing for dishwasher and washing machine, wall mounted electric heater and

double glazed window.

Bedroom 1

14' 2" max x 10' max (4.32m max x 3.05m max)

Double glazed window and wall mounted electric heater.

En-Suite

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

Bedroom 2

11' 6" max x 9' 9" (3.51m max x 2.97m)

Double glazed window and wall mounted electric heater.

Bathroom

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

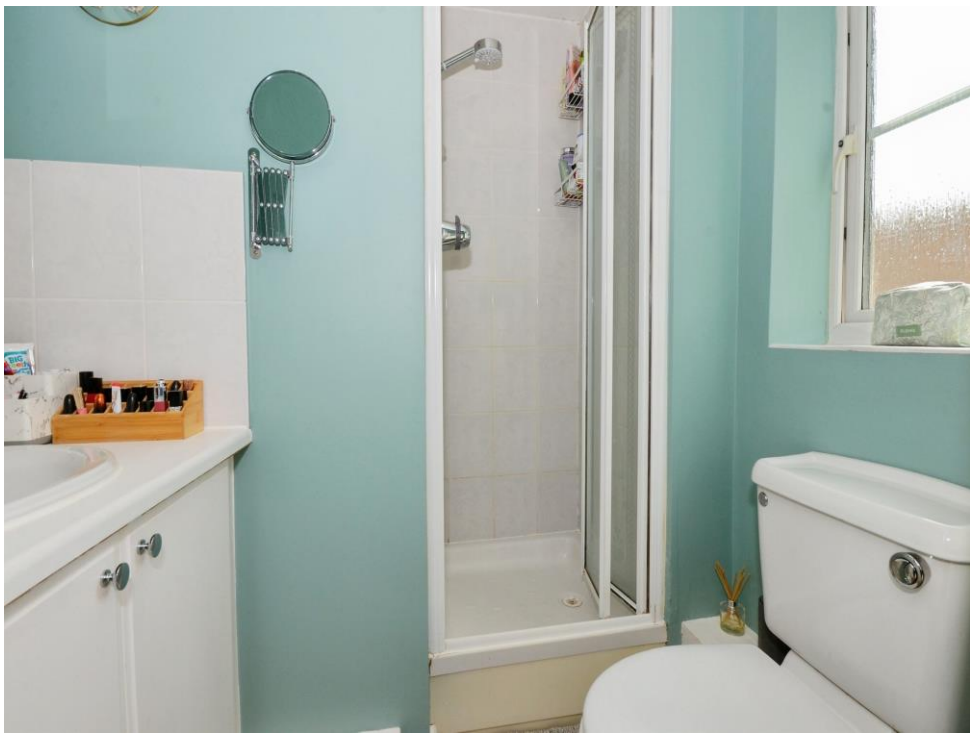
Outside

Private patio area.

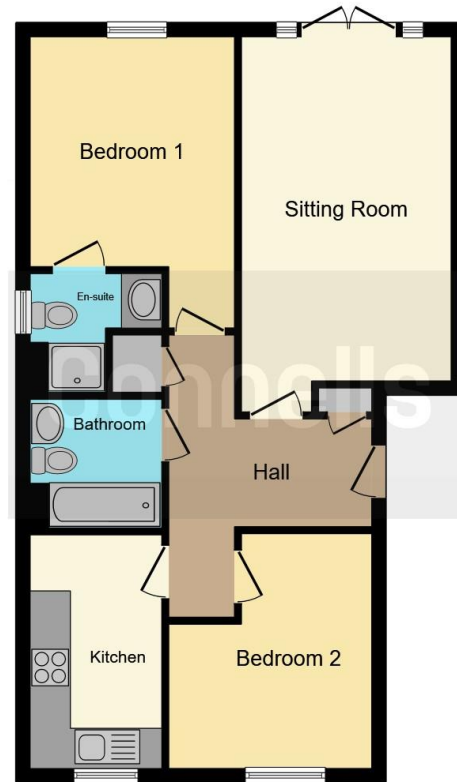
Parking

One 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

To view this property please contact Connells on

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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2160.00

Ground Rent:
 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312305

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. 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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