







Property Description

*** CHAIN FREE *** A fully refurbished two bedroom top floor flat located in Adeyfield. Benefits include a stunning kitchen, 16ft lounge/dining area, balcony, refurbished bathroom, 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 and stairs to all floors.

Kitchen

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

Front door leading to kitchen with fitted wall and base units with work surfaces to compliment, sink/drainage with splashback, electric oven and hob with cookerhood, cupboard housing boiler and Karndean flooring.

Lounge/ Diner

16' 9" max x 13' 10" max (5.11m max x 4.22m max)

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

Bedroom 1

14' x 10' (4.27m x 3.05m)

Double glazed window and built in cupboard.

Bedroom 2

11' x 7' (3.35m x 2.13m)

Double glazed window, built in cupboard and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, low level WC, radiator 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Tenure: Leasehold



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.

view this property online connells.co.uk/Property/HEM312398

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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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent