

for sale

£260,000



## Moorview House Selden Hill HEMEL HEMPSTEAD HP2 4FY

\*\*\* CHAIN FREE \*\*\* TWO BEDROOM \*\*\*  
GROUND FLOOR APARTMENT \*\*\*  
ALLOCATED PARKING \*\*\*  
LIVING/DINING AREA \*\*\* SEPARATE  
KITCHEN \*\*\* DOUBLE GLAZING \*\*\*



# Moorview House Selden Hill HEMEL HEMPSTEAD HP2 4FY

## 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 airing cupboard.

## Lounge

14' x 11' ( 4.27m x 3.35m )

Double glazed window, TV point and double glazed patio doors to Juliet balcony.

## Kitchen

12' x 8' max ( 3.66m x 2.44m max )

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



## **Bedroom 1**

10' 1" max x 10' ( 3.07m max x 3.05m )  
Double glazed window, built in wardrobes and wall mounted electric radiator.

## **Bedroom 2**

10' x 7' ( 3.05m x 2.13m )  
Double glazed window and wall mounted radiator.

## **Bathroom**

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, low level WC and part 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](http://www.focalagent.com)

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**T 01442 216 633**  
**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312354 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1122.00

Ground Rent: Ask Agent

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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.

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