

for sale

£260,000



## The Exchange Marlowes Hemel Hempstead HP1 1EH

\*\*\* TWO BEDROOMS \*\*\* FIRST FLOOR  
 \*\*\* LUXURY APARTMENT \*\*\*  
 ALLOCATED PARKING \*\*\*  
 KITCHEN/LIVING AREA \*\*\* FAMILY  
 BATHROOM \*\*\* DOUBLE GLAZING \*\*\*  
 TOWN CENTRE LOCATION \*\*\*



# The Exchange Marlowes Hemel Hempstead HP1 1EH

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone. cupboard with plumbing for washing machine and wall mounted electric heater.

## lounge Open Plan To Kitchen

20' 4" x 15' 3" ( 6.20m x 4.65m )

Double glazed window, TV point, wall mounted electric heater.

## Kicthen Open Plan To Lounge

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 wall mounted electric heater.



**Bedroom 1**

14' x 10' 4" ( 4.27m x 3.15m )  
Double glazed window, fitted wardrobes and wall mounted electric heater.

**Bedroom 2**

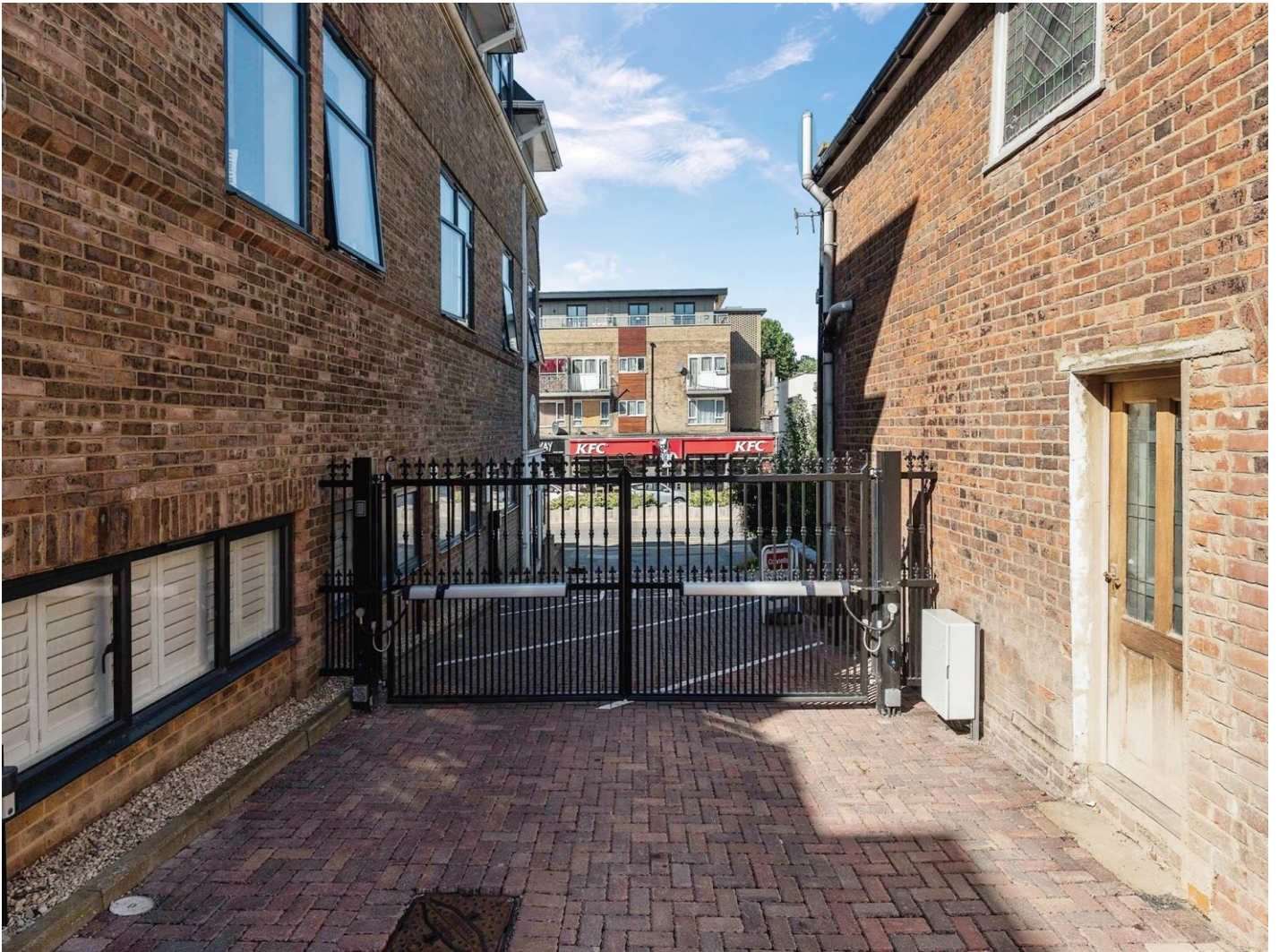
12' 6" x 6' 3" ( 3.81m x 1.91m )  
Double glazed window and wall mounted electric heater.

**Bathroom**

Fitted with bath with mixer tap, shower, heated towel rail, wash hand basin and part tiling.

**Allocated Parking Space**







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312428 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1100.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/HEM312428](https://connells.co.uk/Property/HEM312428)**

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 nacks.

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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