

for sale

offers in excess of **£200,000**



Downside Hemel Hempstead HP2 5PU

OFFERED WITH NO UPPER CHAIN. Two bedroom flat at Downside, Hemel Hempstead, well-presented throughout. Gas Central Heating, double glazing, modern kitchen and bathroom, great sized bedrooms and a spacious lounge/diner. Walking distance to the town centre, the Old Town, Gadebridge Park. Call now!

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Communal Entrance

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

Entrance Hall

Door to front with entry phone, radiator and cupboard with tank.

Lounge

17' 6" x 12' 3" (5.33m x 3.73m)

Double glazed window, TV point, radiator and wood flooring.

Kitchen

9' 7" x 8' 4" (2.92m x 2.54m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, integrated electric oven and hob, plumbing for dishwasher, and washing machine, cupboard housing boiler and double glazed window.

Bedroom 1

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2







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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45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312531 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 700.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/HEM312531



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.

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.