







# Mosaic House Midland Road Hemel Hempstead HP2 5YQ

for sale  
**£260,000**



## Property Description

OFFERED WITH NO UPPER CHAIN! Two double bedroom apartment at Mosaic House, Hemel Hempstead. Benefits include SECURE COVERED ALLOCATED PARKING with direct lift access, spacious bedrooms, ENSUITE, Gas Central Heating, new carpets throughout and integrated kitchen appliances. Walking distance to the Town Centre, the Old Town and with easy access to the Station with Services to London Euston. The ideal first time buy! Call to arrange a viewing!

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone, cupboard with central heating boiler and radiator.

## Lounge Open Plan To Kitchen

22' x 12' ( 6.71m x 3.66m )

Two double glazed windows, two radiators, TV point.

## Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated electric oven and gas hob with cookerhood, integrated fridge/freezer, integrated washing machine/dryer.

## Bedroom 1

16' 10" x 9' 4" ( 5.13m x 2.84m )

Two double glazed windows, radiator, TV point.

## Ensuite

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

## Bedroom 2

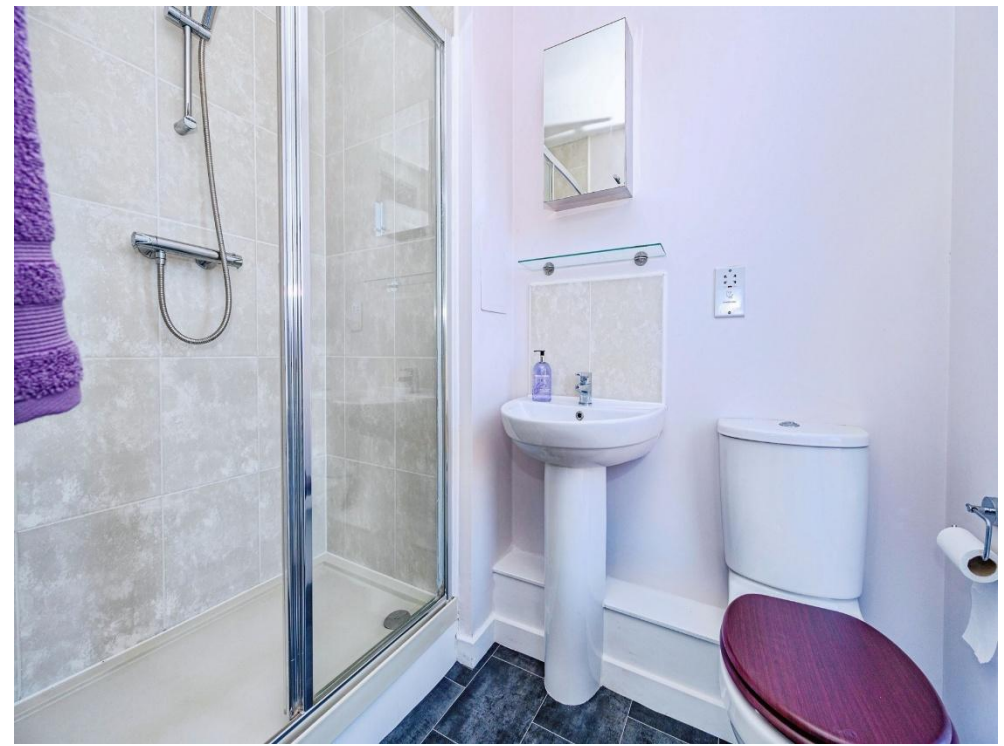
8' 11" x 11' 11" ( 2.72m x 3.63m )  
Double glazed window and radiator.

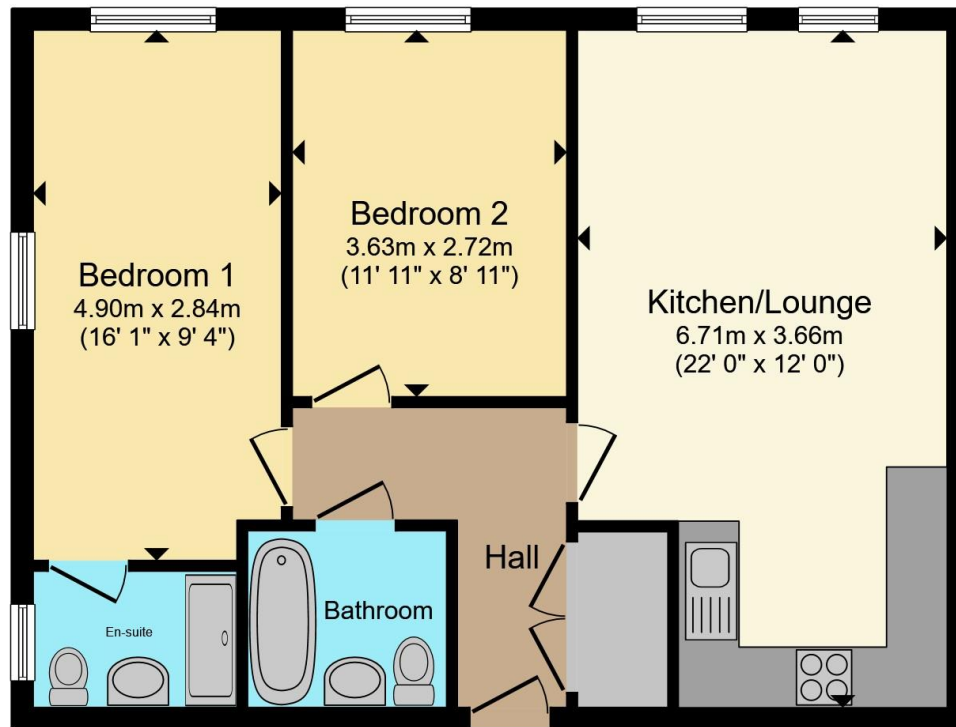
## Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC and part tiling.

## Parking

One secure allocated covered parking space with direct lift access.





Total floor area 60.6 m<sup>2</sup> (652 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01442 216 633**

**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes

HEMEL HEMPSTEAD HP1 1LD



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/HEM311390](https://connells.co.uk/Property/HEM311390)

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:  
Awaited

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent