



Connells

Caesar House Dacorum Way
HEMEL HEMPSTEAD



Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT, executive apartment at Caesar House, Hemel Hempstead. SECURE GATED ALLOCATED PARKING, full-width patio terrace, integrated appliances, utility room, large store room/study, 8 YEARS REMAINING NHBC Warranty, low Service Charges, ZERO GROUND RENT, 248 years leasehold remaining, ideally positioned facing the delightful communal gardens. Sought after Town Centre location, close to popular schools and 1 mile approximately from the Station with services to London Euston. The ideal first time buy or investment! Call now to arrange a viewing!

Communal Entrance Hall

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

Entrance Hall

Door to front, radiator, laminate flooring.

Lounge

16' 6" x 12' 4" (5.03m x 3.76m)

Double glazed patio door opening to patio/terrace,TV point, open to kitchen.

Patio/ Terrace

Kitchen

8' 3" x 7' 3" (2.51m x 2.21m)

Open to lounge fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob, integrated fridge/freezer, integrated dishwasher and underfloor heating.

Utility Room

6' 6" x 3' 4" (1.98m x 1.02m)

Plumbing for washing machine.

Bedroom

10' 5" x 10' 1" (3.17m x 3.07m)

Double glazed window and fitted wardrobes.

Bathroom

Fitted with bath with Rainfall shower, heated towel rail, wash hand basin, low level WC, part tiling and tiled flooring.

Outside

Patio area leading to communal garden and outdoor playing area.

Allocated Parking

One allocated parking space in gated underground car park









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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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311244

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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