



Connells

Waterside Court Ebbens Road
Hemel Hempstead



Property Description

A stunning two bedroom top floor apartment located in the sought after Ebbens Road. Benefits include allocated and visitors parking, refitted En-Suite to master bedroom and family bathroom, ample storage and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities including the Apsley Train Station. CALL NOW TO BOOK A VIEWING!!

Communal Entrance

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

Entrance Hall

Door to front with entryphone, built in storage cupboard and skylight.

Lounge

14' 8" x 12' 5" plus recess (4.47m x 3.78m plus recess)

Double glazed window, double glazed skylight, TV point, wall mounted electric heater and laminate flooring.

Kitchen

8' 8" x 6' 3" (2.64m x 1.91m)

Fitted with wall and base units with work surfaces to compliment, sink/drain with splashback, electric oven and hob with cookerhood, plumbing for dishwasher and washing machine, laminate flooring and double glazed skylight.

Bedroom 1

12' 6" plus recess x 10' 9" (3.81m plus recess x 3.28m)

Double glaze skylight, TV point and wall mounted electric heater.

En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, wall mounted heater , part tiling and double glazed window.

Bedroom 2

12' 7" x 10' 8" (3.84m x 3.25m)

Double glazed skylight and wall mounted electric heater.

Bathroom

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

Parking

One allocated parking space.









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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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311512

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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