



**Connells**

Adrian Close  
Hemel Hempstead





### Property Description

\*\*\* CHAIN FREE \*\*\* A rare opportunity to purchase this two bedroom 2nd (top) floor apartment occupying a prime position on this exclusive development situated in a leafy part of Boxmoor, whilst still being within comfortable walking distance of Hemel Hempstead's main shopping centre, the amenities of Boxmoor village - including the impressive Leisure Centre - and the superb mainline railway station offering links to London Euston to the south and Milton Keynes to the north.

The accommodation is well laid out and in immaculate condition throughout, having been occupied by the same owner since new.

Additional benefits include an allocated parking space, a secure entryphone system, a Greenwood airvac system, an EPC rating of B and low-energy lighting throughout, double glazing, FTTp (fibre to the property), and attractive well-maintained communal grounds. CALL NOW TO BOOK A VIEWING!!



## Communal Entrance

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

## Entrance Hall

A spacious hallway, incorporating both an airing cupboard housing a washer/dryer and an extra large storage cupboard, and a loft hatch.

## Lounge

13' 5" x 13' 1" ( 4.09m x 3.99m )

An open plan living/dining room incorporating a bright, modern and well-appointed kitchen and double glazed french doors to a secluded balcony overlooking the communal gardens.

## Kitchen

9' 6" max x 6' 4" ( 2.90m max x 1.93m )

Fitted with a generous amount of wall and base units with work surfaces to compliment, in addition to a cupboard which discreetly houses the central heating boiler, sink/drain with tiled splashbacks, electric oven and gas hob with cookerhood, integrated fridge/freezer and dishwasher.

## Bedroom 1

10' x 9' 5" ( 3.05m x 2.87m )

Double glazed french doors to Juliet balcony, impressive well-fitted wardrobes and radiator.

## Bedroom 2

8' 5" x 6' 8" ( 2.57m x 2.03m )

Double glazed window and radiator.

## Bathroom

Fitted with bath, shower, wash hand basin, radiator, shaver point, low level WC, part tiling, generous mirrored storage cabinet and towel rack.

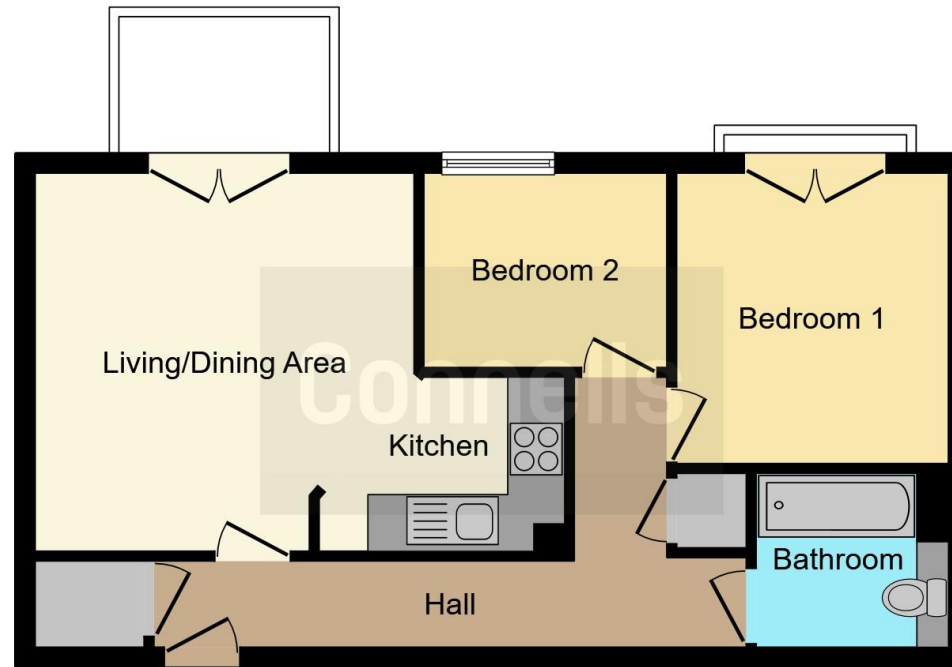












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 2950.00

Ground Rent:  
 340.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311847](http://connells.co.uk/Property/HEM311847)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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