



Connells

Westerdale
Hemel Hempstead

Westerdale Hemel Hempstead HP2 5TJ

for sale offers in excess of
£230,000



Property Description

Presented to a high standard is this two bedroom ground floor flat in Westerdale. Benefits include two double bedrooms, 19ft lounge/diner, separate kitchen, ample storage, gas central heating and double glazing.

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

Communal Hallway

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

Entrance Hall

Door to front, storage cupboard and radiator.

Lounge/ Diner

19' x 11' 1" (5.79m x 3.38m)
Double glazed window, TV point and radiator.

Kitchen

11' x 8' (3.35m x 2.44m)
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, plumbing for washing machine, cupboard housing boiler and double glazed window.

Hallway

Storage cupboard.



Bedroom 1

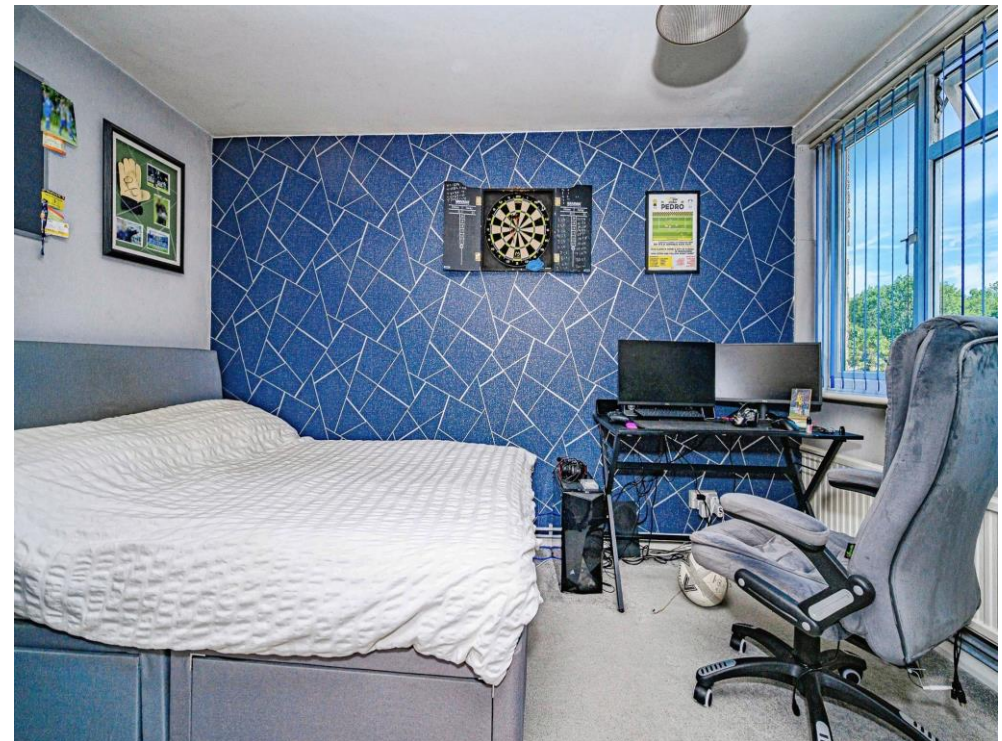
12' x 11' 1" (3.66m x 3.38m)
Double glazed window, Built in wardrobes, TV point and radiator.

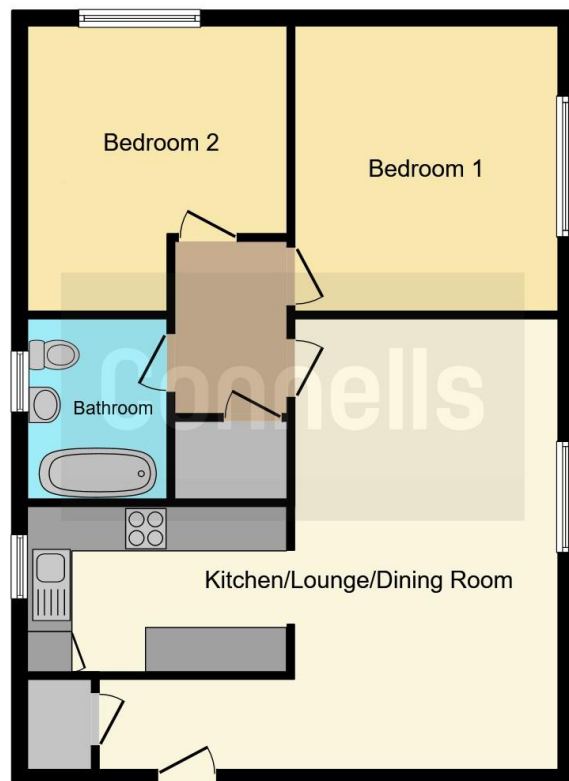
Bedroom 2

12' max x 11' max (3.66m max x 3.35m max)
Double glazed window, built in wardrobe and radiator.

Bathroom

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





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

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312364

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jan 1989. Should you require 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.

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.

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