

for sale

£259,700



Gadebury Heights Bury Road Hemel Hempstead HP1 1HG

*** TWO BEDROOM *** TOP FLOOR
APARTMENT *** ALLOCATED PARKING
*** TWO BALCONIES *** ENSUITE TO
MASTER BEDROOM *** LIVING/DINING
AREA *** SEPARATE KITCHEN *** GAS
CENTRAL HEATING *** DOUBLE
GLAZING ***



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Communal Entrance

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

Entrance Hall

Door to front with entry phone.

Lounge

14' 8" x 9' 3" (4.47m x 2.82m)

Double glazed door to balcony, TV point and radiator.

Dining Room

11' 5" x 7' 1" (3.48m x 2.16m)

Built in cupboard and radiator.

Kitchen

10' 10" x 5' 6" (3.30m x 1.68m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, oven and hob with cookerhood, plumbing for washing machine and double glazed window.



Bedroom 1

12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed door to balcony and radiator.

En-Suite

Fitted with shower cubicle, wash hand basin, heated towel rail and low level WC.

Bedroom 2

10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window and radiator.

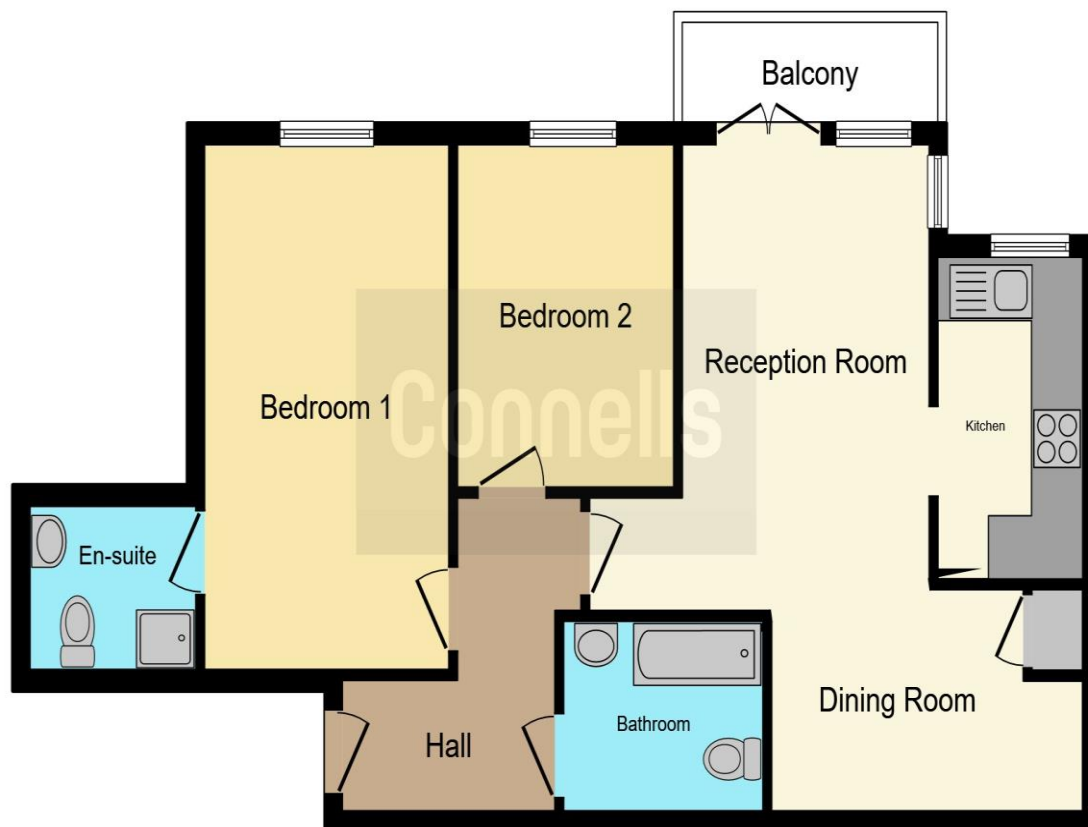
Bathroom

Fitted with bath, heated towel rail, low level WC and extractor fan.

Parking

Allocated parking.





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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Property Ref: HEM312373 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2322.00

Ground Rent: 150.00

view this property online connells.co.uk/Property/HEM312373

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Sep 2007. 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.

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