



Connells

Regency Court Alexandra Road
Hemel Hempstead

Regency Court Alexandra Road Hemel Hempstead HP2 4AX

for sale offers in excess of
£180,000



Property Description

Presented to a high standard throughout. Top floor executive apartment in a sought-after Town Centre location with ALLOCATED and VISITORS PARKING. Fitted kitchen, luxury family bathroom, great sized bedroom and comfortable lounge. Walking distance to the Old Town High Street bars, restaurants and Gadebridge Park. The ideal first time buy! Call now to arrange a viewing!

Hallway

Door to front, intercom, cupboard and coat cupboard.

Lounge

12' 9" x 12' (3.89m x 3.66m)

Double glazed window and television point.

Kitchen

6' 4" x 7' 4" (1.93m x 2.24m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob with cookerhood, space for washing machine and space for fridge.



Bedroom

12' 2" into bay window x 9' 4" (3.71m into bay window x 2.84m)

Fitted wardrobes and double glazed window.

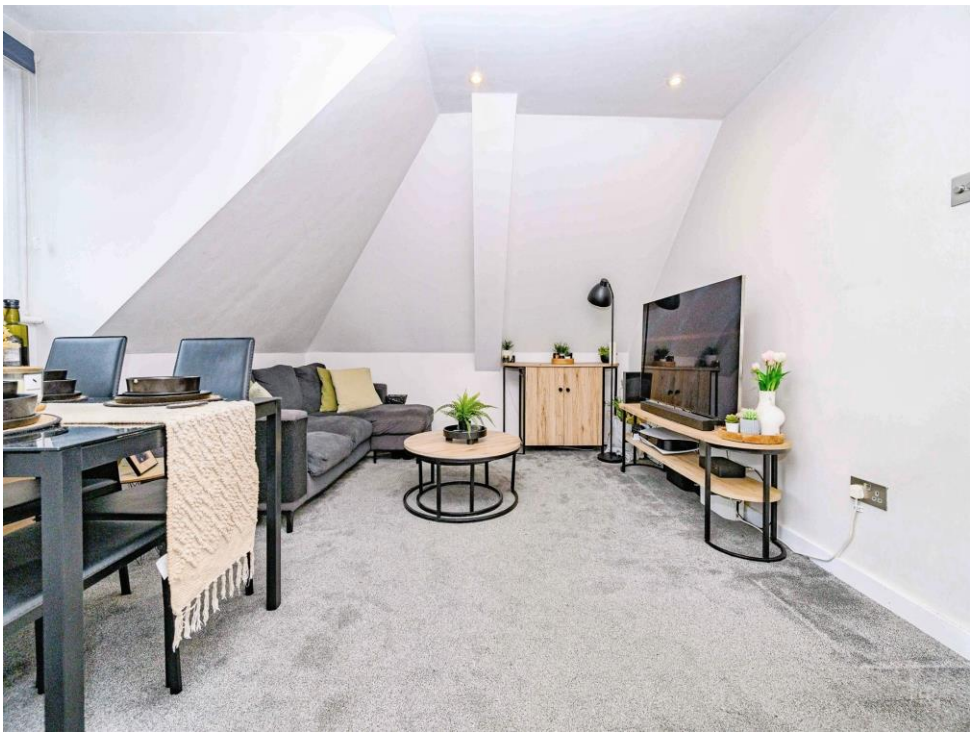
Bathroom

Extractor fan, heated towel rail, low level WC, wash hand basin and vanity unit, bath and shower, part tiling.

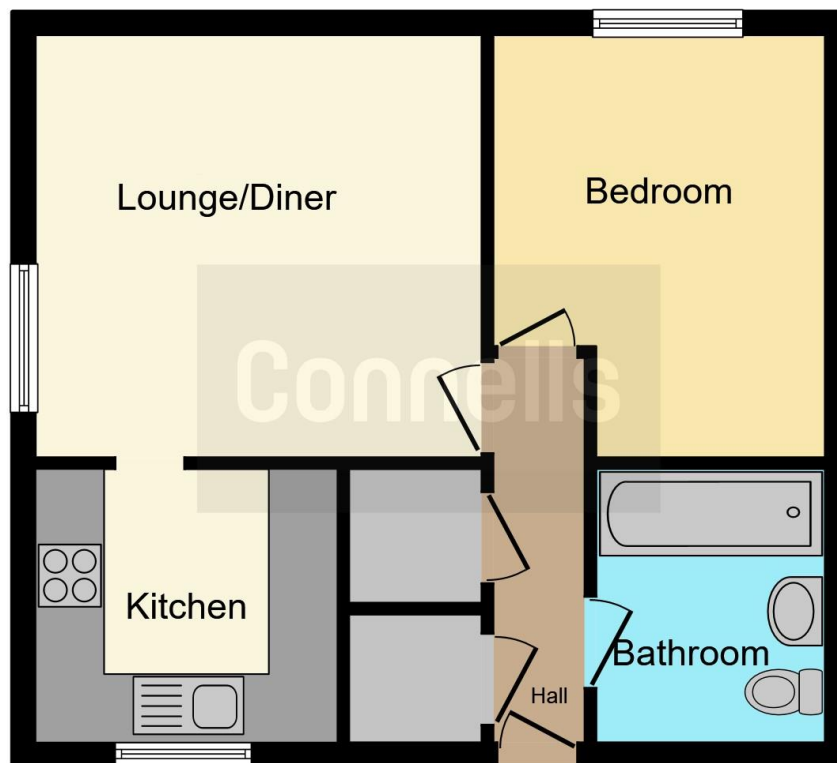
Parking

One allocated parking space and visitors 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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45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312274

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1992. 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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