

for sale

£280,000



Sherpa House Montgomery Avenue HEMEL HEMPSTEAD HP2 4HD

A 2 double bedroom luxury apartment located in the sought after Sherpa House. Benefits include a spacious open-plan living area, allocated parking and a south facing balcony. The property also benefits from being within easy reach to local schools, shops and amenities.

Sherpa House Montgomery Avenue HEMEL HEMPSTEAD HP2 4HD

Communal Entrance

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

Entrance Hall

Door to front with entry phone, cupboard housing water tank and wall mounted electric heater.

Lounge/ Diner

19' 8" max x 18' 2" max (5.99m max x 5.54m max)

Double glazed window, wall mounted electric heater and double glazed patio doors to balcony.

Kitchen

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

Bedroom 1

13' 2" x 8' 9" (4.01m x 2.67m)

Double glazed window and wall mounted electric heater.

Bedroom 2

11' 8" plus recess x 10' 6" (3.56m plus recess x 3.20m)

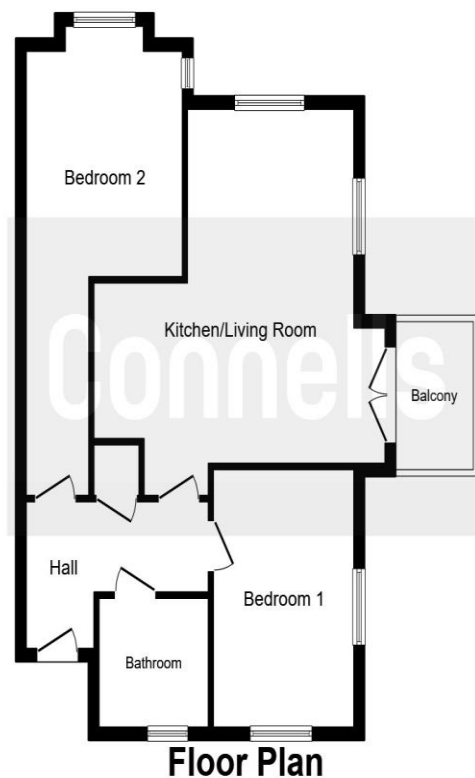
Double glazed window and wall mounted electric heater.

Bathroom

Fitted with bath with mixer tap, shower, wash hand basin, heated towel rail, low level WC, extractor fan and part 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).
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM310023 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/ref-HEM310023

Lease details are currently being compiled. For 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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk