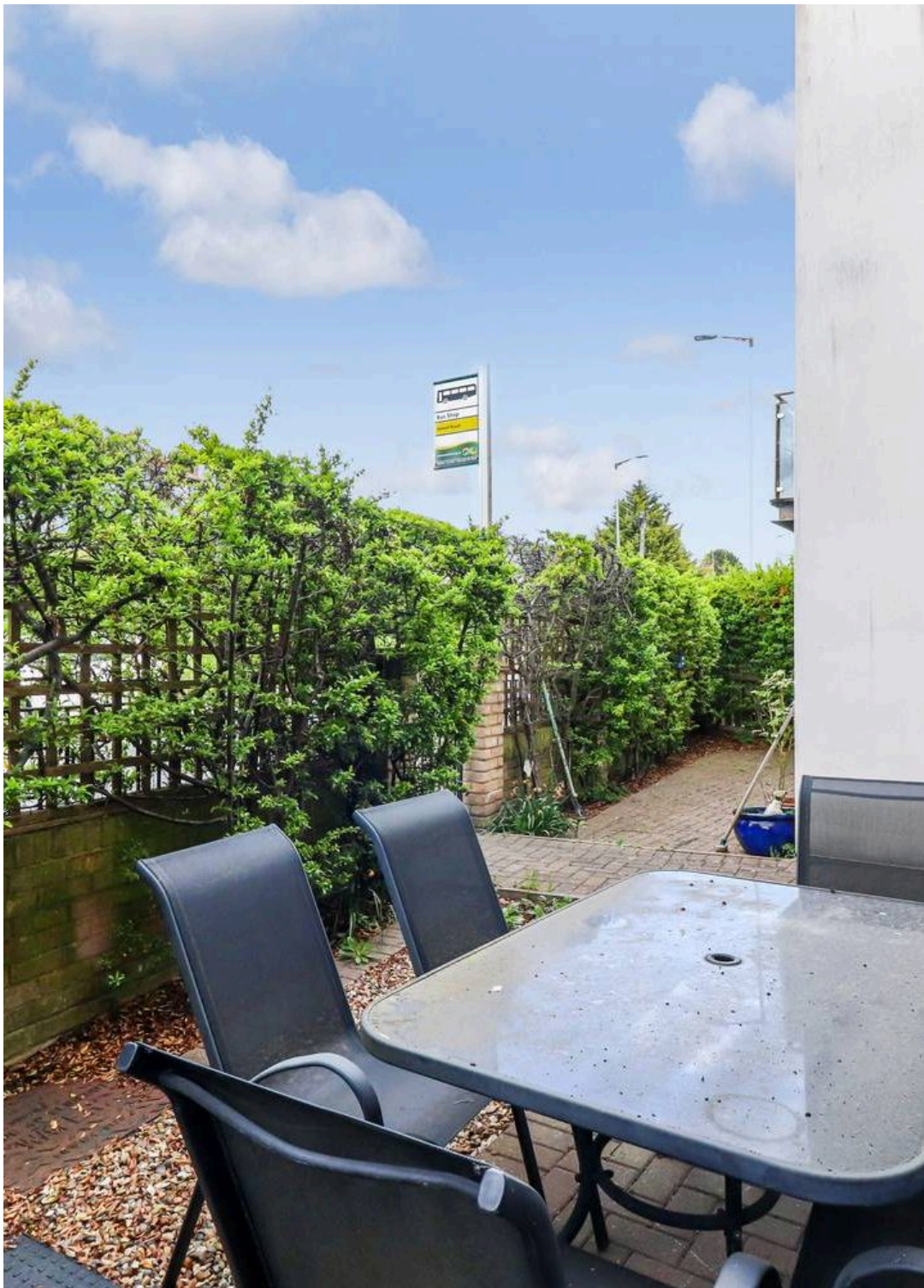




Wellington Court St. Albans Hill, Hemel Hempstead
£345,000

proffitt
& holt





Wellington Court, St. Albans Hill

Hemel Hempstead

Proffitt & Holt are delighted to bring to the market this spacious ground floor apartment.

Boasting modern open plan kitchen with built in appliances and living area. Master bedroom with en-suite shower room, plus a separate bathroom with shower and bath. Additional second bedroom.

The property benefits from an private patio garden area accessible from both the lounge and the master bedroom.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Wellington Court, St. Albans Hill,

Hemel Hempstead

The property is situated within the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities and also Hemel Hempstead mainline railway station which provides frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are easily accessible along with other major road links.

- Ground Floor Apartment
- Modern Open Plan Kitchen/Lounge
- Master Bedroom with En-Suite Shower Room
- Private Garden
- Secure Allocated Parking
- Conveniently Located to Shops and Amenities
- Four-Piece Bathroom





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







WELLINGTON COURT, HP3

APPROX. GROSS INTERNAL FLOOR AREA 910.19 SQ FT / 84.56 SQ M

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