Connells

Malin Court Hardings Close
Hemel Hempstead

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Hemel Hempstead HP3 9AQ

for sale
£250,000

Property Description
Connells present a TWO BEDROOM apartment at the sought after Malin Court, Boxmoor. Well presented with modern kitchen and bathroom, EN-SUITE to the master bedroom and allocated parking. Walking distance to Hemel Hempstead Station and Boxmoor Village with its schools, pubs and restaurants. Ideal first time buy or investment!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Door to front with security intercom and stairs to all floors.

Entrance Hall

Door to front with entryphone, wall mounted electric heater and cupboard.

Lounge
15' 11" x 10' (4.85m x 3.05m)
Double glazed window,TV and telephone point, wall mounted electric heater an double glazed patio door to Juliet balcony.

Kitchen
8' 6" x 6' (2.59m x 1.83m)
Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob with cooker point, plumbing for washing machine and laminate flooring.

Bedroom One
15' 6" x 9' (4.72m x 2.74m)
Double glazed window, built in wardrobes, wall mounted electric heater and TV point.

En-Suite

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

Bedroom Two
8' 9" x 8' 6" (2.67m x 2.59m)
Double glazed window and wall mounted electric heater.

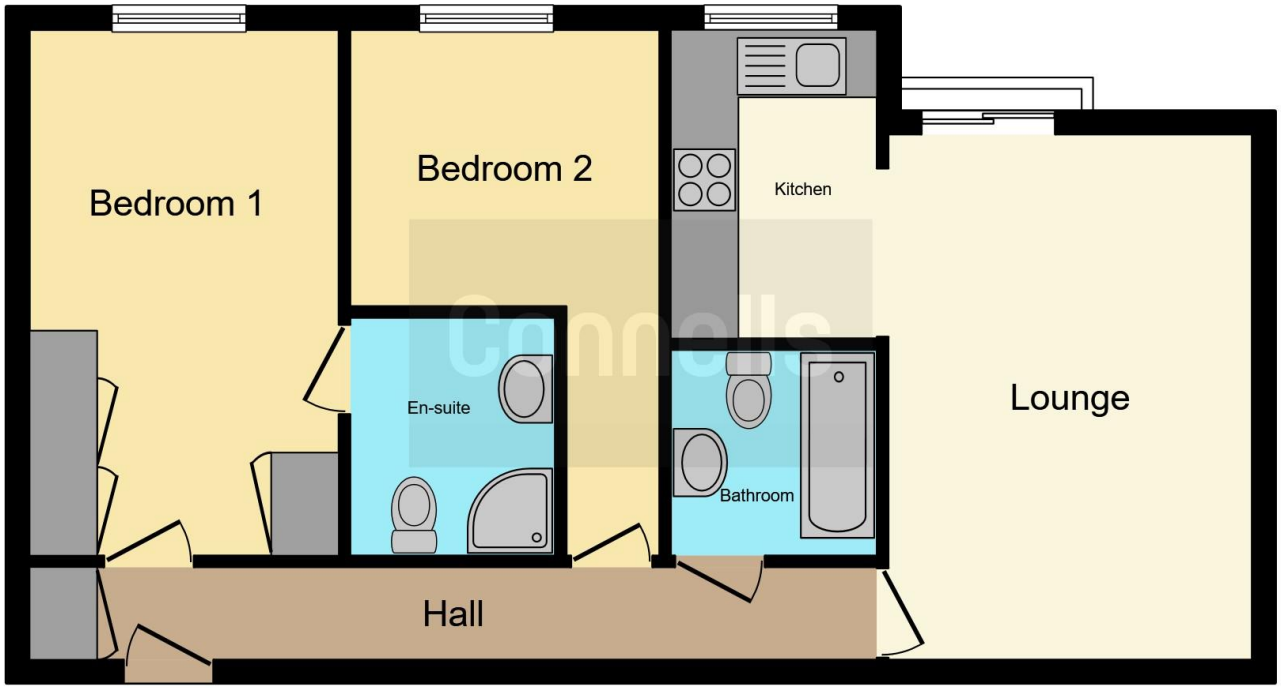
Bathroom

Fitted with bath with mixer tap, shower, wash hand basin with vanity unit, low level WC, heated towel rail and extractor fan.

Outside

Parking

One allocated parking space and visitors parking.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B

Council Tax Band: D

Service Charge: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312952

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.