Connells

Normandy House Wolsey Road
Hemel Hempstead

Normandy House Wolsey Road
Hemel Hempstead HP2 4TU

for sale offers in excess of
£150,000

Property Description

Located in the prestigious and highly sought-after Normandy House development, this impressive one-bedroom apartment combines contemporary living with exceptional convenience and strong investment appeal. Boasting a generous 17'8" open-plan kitchen/living area, modern integrated appliances, and underfloor heating throughout, the property offers stylish and comfortable accommodation ideal for today's lifestyle.

Perfectly positioned within easy reach of Hemel Hempstead town centre and the mainline railway station, providing direct services to London Euston, this apartment is particularly attractive to commuters and working professionals.

Whether you're a first-time buyer seeking a high-quality home or an investor looking to expand your portfolio, this property represents an excellent opportunity. Its desirable location, modern specification, and excellent transport links contribute to strong rental demand and long-term investment potential.

Agents Note: Please note that the AML fee covers 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 Hallway

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

Entrance Hall

Door to front with entryphone, cupboard housing water tank and under floor heating.

Lounge Open Plan

17' 8" x 10' 1" (5.38m x 3.07m)
Double glazed window, TV point and underfloor heating.

Kitchen Open Plan

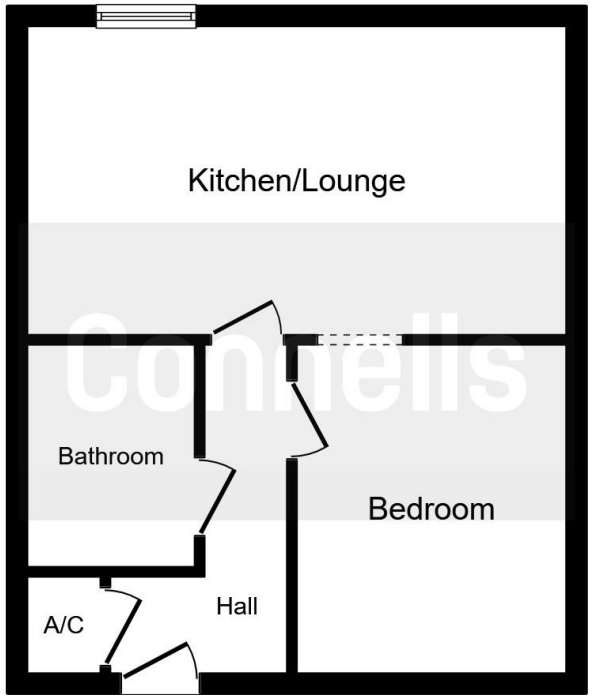
Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, integrated dishwasher, washing machine and fridge freezer ,underfloor heating.

Bedroom

Internal LCD window, underfloor heating and TV point.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, part tiling



Floor Plan

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

EPC Rating: C

Council Tax Band: C

Service Charge: 1391.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM310312

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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