

for sale

£165,000



Kimpton Close Hemel Hempstead HP2 7PN

A ONE BEDROOM GROUND FLOOR FLAT. Within easy reach of local shops, amenities, M1 and M25 Motorways.

VIEWING BY APPOINTMENT ONLY.



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Communal Entrance

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

Entrance Hall

Door to front and entry phone.

Lounge

16' x 10' (4.88m x 3.05m)
Double glazed window, TV point, radiator and double glazed door to communal garden.

Kitchen

10' 1" x 6' (3.07m x 1.83m)
Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas and electric cooker point, plumbing for washing machine, central heating boiler, storage cupboard, radiator and double glazed window.



Bedroom

11' plus wardrobes x 10' (3.35m plus wardrobes x 3.05m)
Double glazed window, fitted wardrobes and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, low level WC and part tiling.

Outside

Communal garden and 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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Property Ref: HEM312478 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 400.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/HEM312478

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Aug 1986. 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.

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