



Maple House Valley Green Hemel Hempstead HP2 7BY

for sale
£260,000



Property Description

An exceptional top-floor two-bedroom, two-bathroom apartment with a long lease, offering stylish, contemporary living in a highly desirable setting. Immaculately presented throughout, the property boasts a bright and spacious open-plan living area, seamlessly incorporating a modern fitted kitchen and enhanced by upgraded flooring that adds a touch of elegance. The generous master bedroom benefits from its own en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. A substantial storage cupboard provides excellent practicality, and residents' parking ensures everyday convenience.

Located within the sought-after Valley Green development, this impressive newly built home enjoys a peaceful residential environment with a strong sense of community and benefits from approximately seven years remaining on the new-build warranty, providing valuable peace of mind for prospective purchasers. Residents benefit from close proximity to local shops, reputable schools, and attractive green spaces, while Hemel Hempstead town centre is easily accessible. A particular highlight is the property's excellent transport connectivity, with both Hemel Hempstead and Apsley railway stations offering convenient services into London, alongside easy access to the M1 and M25 motorways, making it an ideal choice for commuters. An outstanding opportunity for first-time buyers, professionals, or investors seeking a quality home in a well-connected location

Parking

One allocated space.

Entrance Hall

Door to front, entryphone and storage cupboard with washing machine and mega flo tank.

Kitchen Open Plan

The contemporary kitchen area is finished with sleek modern cabinetry, complemented by a stylish backsplash and a range of integrated appliances, including an oven, hob, and dishwasher, creating a practical and elegant space for everyday living.

Lounge Open Plan

A bright and inviting living space featuring a double-glazed window allowing for plenty of natural light, an electric radiator, and a TV point, creating the perfect setting for relaxation and entertainment.

Bedroom 1

Double glazed window and electric heater.

Ensuite

Comprising a shower cubicle, wash hand basin and low-level W/C, complemented by a

heated towel rail, extractor fan and part-tiled walls. Finished to a modern standard, providing a stylish and practical space.

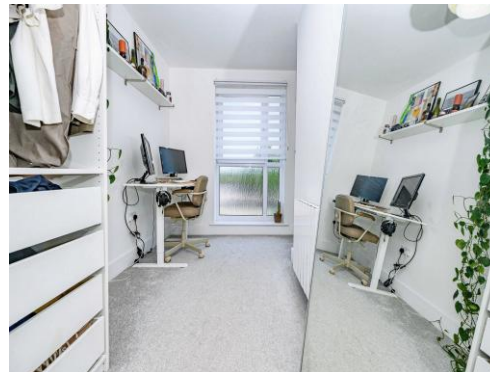
Bedroom 2

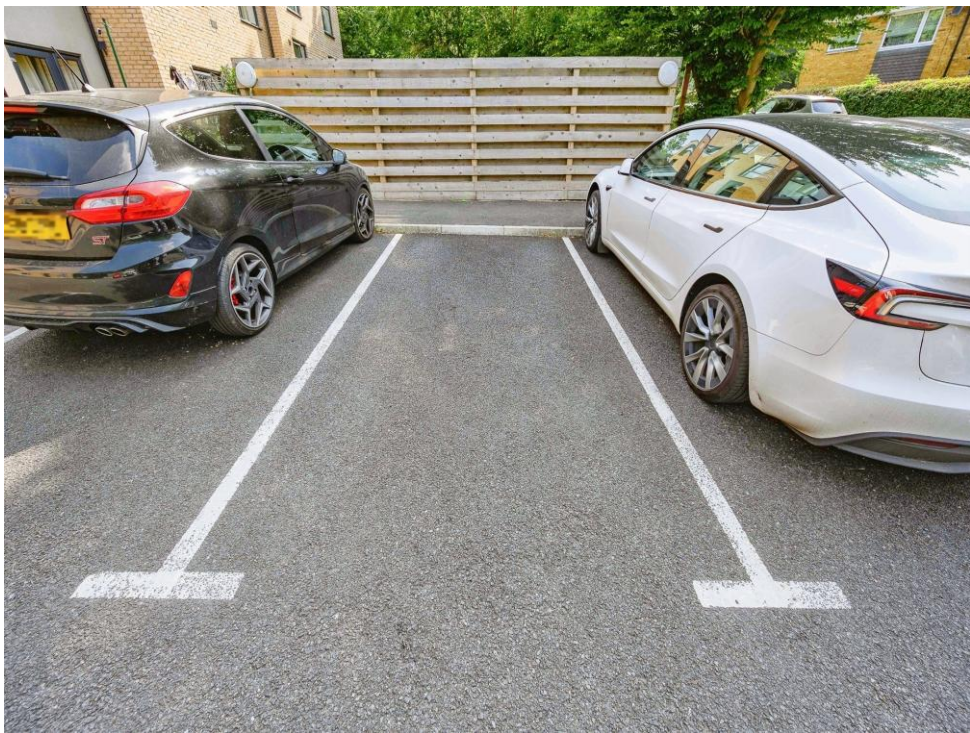
Double glazed window and electric radiator.

Bathroom

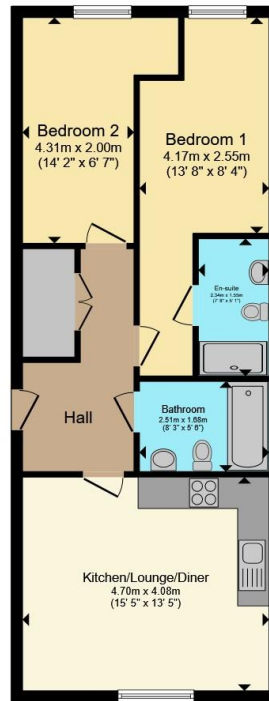
Comprising a panel-enclosed bath with overhead shower, wash hand basin and low-level W/C. Further benefiting from a heated towel rail, extractor fan and part-tiled walls, creating a stylish and practical bathroom suite.

Communal Gardens









Third Floor

Total floor area 60.4 m² (650 sq.ft.) approx

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.propertybox.io



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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1254.16

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312425

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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