

Connells

The Exchange Marlowes
Hemel Hempstead

The Exchange Marlowes
Hemel Hempstead HP1 1EH

for sale
£250,000







Property Description

A stunning two bedroom first floor apartment located in the heart of the Hemel Hempstead Town Centre. Benefits include allocated parking with access to an EV charging point, open plan kitchen/living area, family bathroom and double glazing.

The Exchange is in an ideal location for all the local amenities. Take a stroll along the Old Town High Street and browse the antiques and gift shops or visit the weekly markets. The Marlowes, Jarman Square, The Snow Centre, Cineworld and the Riverside shopping centres are just a short walk away and are home to many independent and high street favourites, while foodies will find a huge variety of cafés, bars and restaurants on your doorstep.

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 entry system and stairs to all floors.

Entrance Hall

Door to front with entry phone. cupboard with plumbing for washing machine and wall mounted electric heater.

lounge Open Plan To Kitchen

20' 4" x 15' 3" (6.20m x 4.65m)

Double glazed window, TV point, wall mounted electric heater.

Kicthen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for dishwasher and wall mounted electric heater.

Bedroom 1

14' x 10' 4" (4.27m x 3.15m)

Double glazed window, fitted wardrobes and wall mounted electric heater.

Bedroom 2

12' 6" x 6' 3" (3.81m x 1.91m)

Double glazed window and wall mounted electric heater.

Bathroom

Fitted with bath with mixer tap, shower, heated towel rail, wash hand basin and part tiling.

Allocated Parking Space



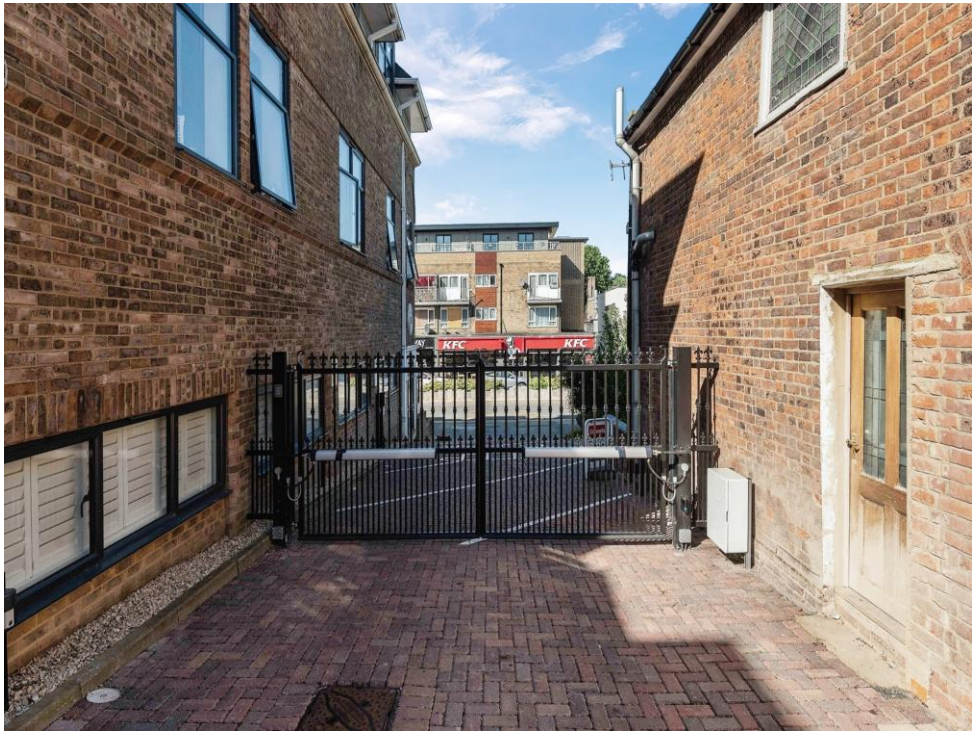




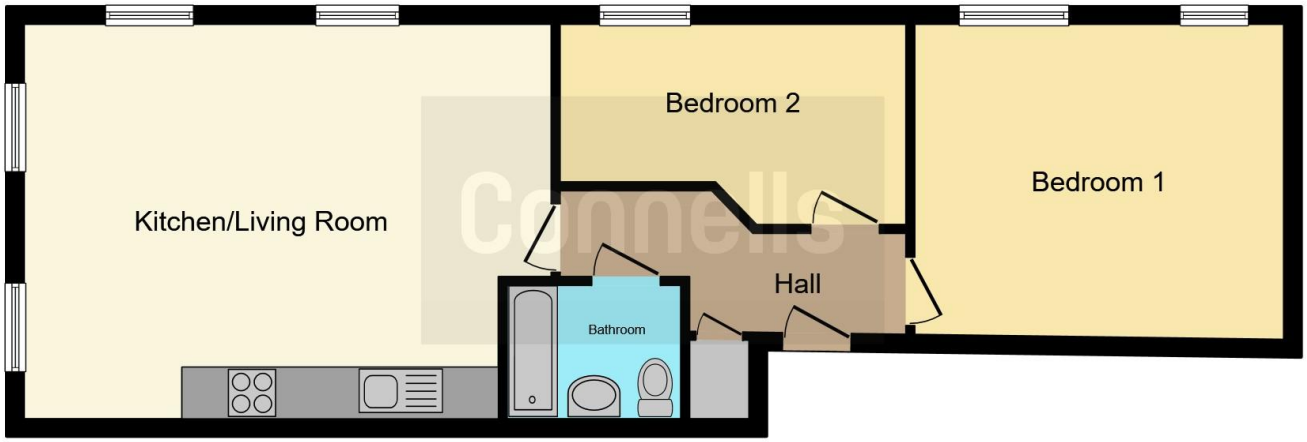







KFC
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The Forum
BUS STOP
Chancellors
FOR SALE
Connells
01442 216 633



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

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

Council Tax Band: C

Service Charge: 1100.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312428

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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