Connells

Mosaic House Midland Road
Hemel Hempstead

Mosaic House Midland Road
Hemel Hempstead HP2 5YQ

for sale
£185,000

Property Description

A generous one-bedroom flat ideally located in the heart of the town centre, offering modern living within a sought-after development. The property features a spacious open plan kitchen, diner, and lounge area.

Ideally situated in a convenient central location in Hemel Hempstead, within easy walking distance of the town centre, offering access to a wide range of shops, restaurants, leisure facilities and everyday amenities. The property is also close to Hemel Hempstead Hospital and the charming Old Town, renowned for its character, independent cafés, restaurants and traditional pubs. For those who enjoy outdoor recreation, the popular Gadebridge Park is nearby, providing extensive green open spaces, scenic walking routes and family-friendly facilities. Residents additionally benefit from access to a communal rooftop garden located on Levels 6 and 7, providing an attractive outdoor space to relax and enjoy elevated views. Further benefits include lift access, well-maintained communal areas, and a contemporary finish throughout. Positioned close to a wide range of local amenities, shops and excellent transport links, including Hemel Hempstead railway station and the M1 and M25 motorways.

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

Secure entry door to front with security entry system, providing access to stairs and lifts serving all floors.

Entrance Hall

Door to front with entry phone system, storage cupboard, and radiator.

Lounge/Kitchen

Fitted with a range of wall and base units with complementary work surfaces, incorporating a sink/drainer with splashbacks. There is an electric oven and gas hob with cooker hood, along with plumbing for a washing machine. Further benefits include a double glazed window, TV point, radiator, and double glazed windows.

Bedroom

Double glazed window and radiator.

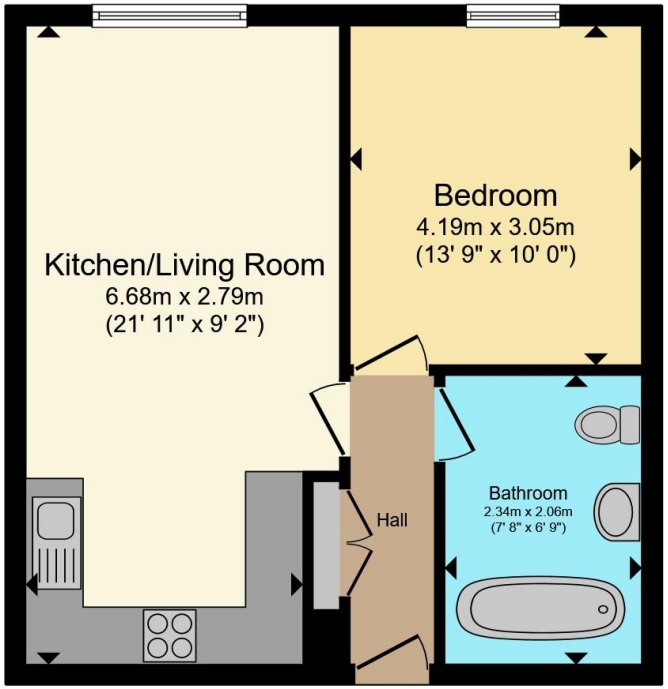
Bathroom

Fitted with bath over head shower, wash hand basin, low level WC, shaver point, radiator and part tiling.

Parking

Allocated parking space.

ALLIED
Chartered Surveyors
WELLS & Co
OPEN



Floor Plan

Total floor area 42.9 m² (462 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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To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B

Council Tax Band: C

Service Charge: 2400.00

Ground Rent: 451.30

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312856

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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