



Connells

Ashby Court
Hemel Hempstead

Ashby Court Hemel Hempstead HP2 7QL

for sale offers in excess of
£210,000



Property Description

Offered with No Upper Chain

A well-presented two-bedroom first-floor flat, recently refurbished throughout, making it ideal for first-time buyers or investors alike. The property features a modern fitted kitchen and contemporary family bathroom, along with a spacious lounge/diner offering plenty of natural light.

Additional benefits include electric central heating and residents' parking. Conveniently located close to local shops, schools, the Industrial Estate, and offering easy access to M1 Junction 8, this home is perfectly positioned for commuters.

Early viewing is highly recommended – call now to arrange your appointment.

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.

Entrance Hall

Doors to all rooms

Lounge

Double glazed windows, radiator, open to kitchen

Kitchen

Double glazed window, electric hob and oven, separate fridge freezer, fitted cupboards with counter top

Bedroom 1

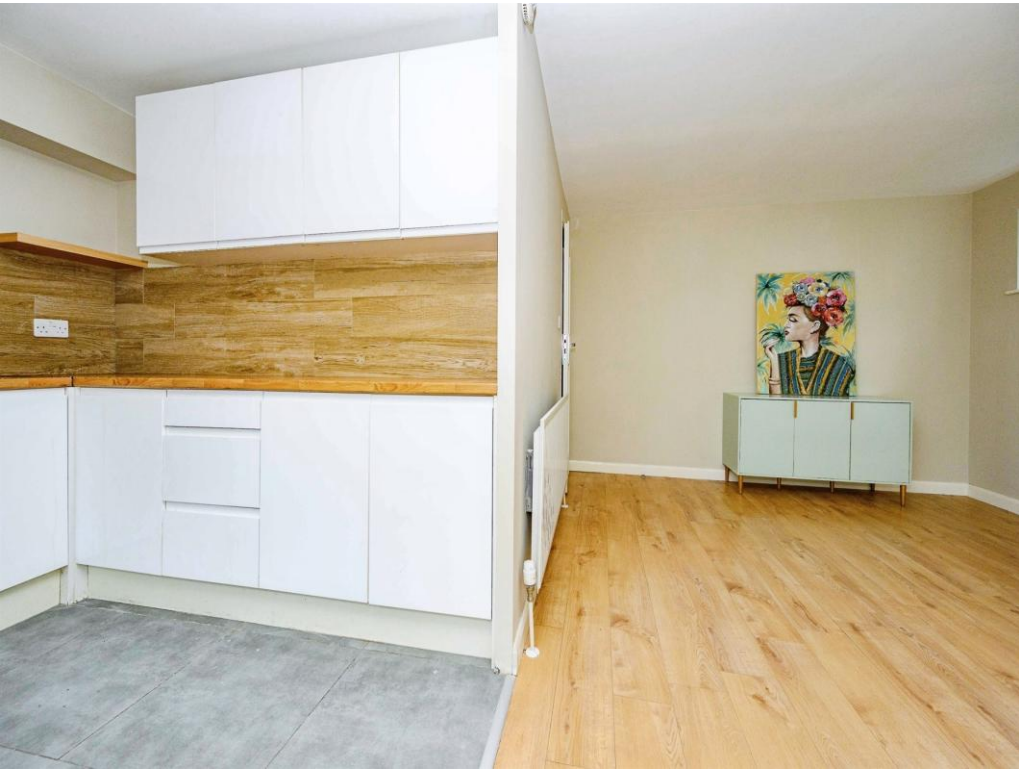
Double glazed window and radiator

Bedroom 2

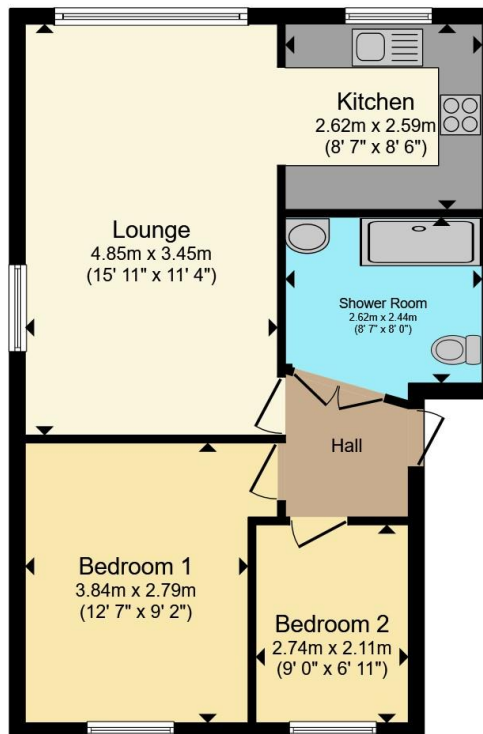
Double glazed window and radiator

Shower Room

Shower cubicle, w/c, wash hand basin, heated towel rail and part tiled







Total floor area 55.1 m² (593 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

Connells

To view this property please contact Connells on

T 01442 216 633

E hemel Hempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
Band: B

Service Charge:
1500.00

Ground Rent:
180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312717

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jan 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312717 - 0011