



Connells

Handleys Court Selden Hill
HEMEL HEMPSTEAD

Handleys Court Selden Hill HEMEL HEMPSTEAD HP2 4FW

for sale
£260,000



Property Description

Two bedroom executive apartment at the popular Handleys Court, Hemel Hempstead Town Centre. Benefits include SECURE UNDERGROUND ALLOCATED PARKING, modern fitted kitchen with integrated appliances, family bathroom, ENSUITE and BALCONY. Walking distance to the Town Centre, sought-after schools and the Station with services to London Euston. Call now to arrange a viewing!

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.

Communal Hallway

Intercom, stairs and lift to all floors.

Entrance Hall

Entryphone system, storage cupboard with water tank and electric radiator.

Kitchen/Living Room

Double glazed doors to balcony with electric radiator. Fitted kitchen with wall and base units with work tops to compliment, sink/drainer, electric oven and hob with cooker hood, washing machine and built in dishwasher and fridge freezer.

Balcony

Full length balcony accessible from primary bedroom and kitchen/living room

Bedroom One

Double glazed doors to balcony, electric heater, fitted wardrobe

Ensuite

Part tiled, shower cubicle, w/c, wash hand basin and heated towel rail.

Bedroom Two

Electric radiator, double glazed window

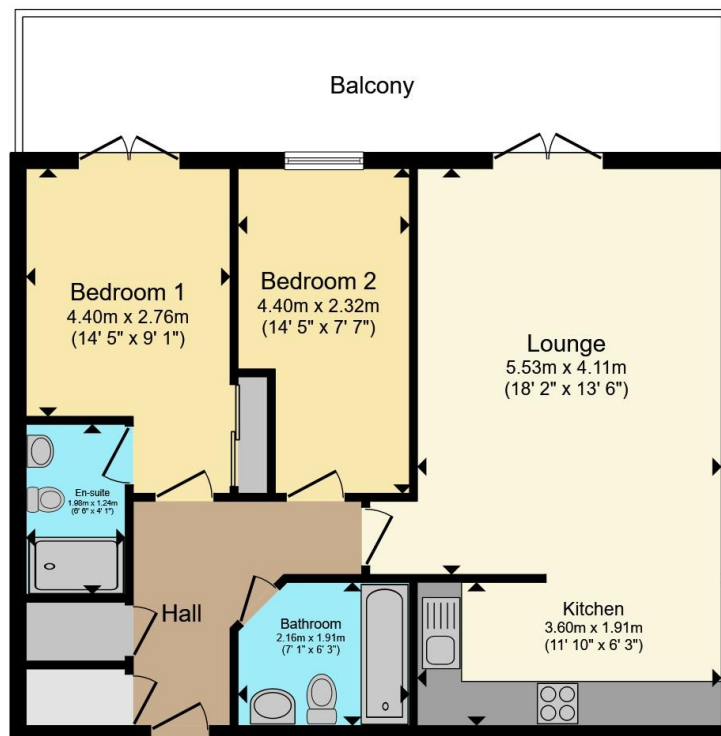
Allocated Parking

One allocated underground parking space









Total floor area 70.8 m² (762 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



To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax
Band: D

Service Charge:
3432.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312589

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. 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.



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