

Connells

Bennetts End Road
Hemel Hempstead

Bennetts End Road
Hemel Hempstead HP3 8DZ

for sale
£260,000







Property Description

We are delighted to offer this spacious two-bedroom ground floor flat, situated in a convenient residential location close to local shops, amenities and excellent transport links. Offering generous room sizes throughout.

Situated in the popular Bennetts End area of Hemel Hempstead, the property enjoys easy access to a range of everyday amenities, supermarkets and leisure facilities. Well-regarded schools including Longdean School and Hobbs Hill Wood Primary School are within walking distance, making the location particularly appealing to families. Regular bus services provide convenient access to Hemel Hempstead town centre and the mainline station, while nearby parks and green spaces further enhance the area's appeal.

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.

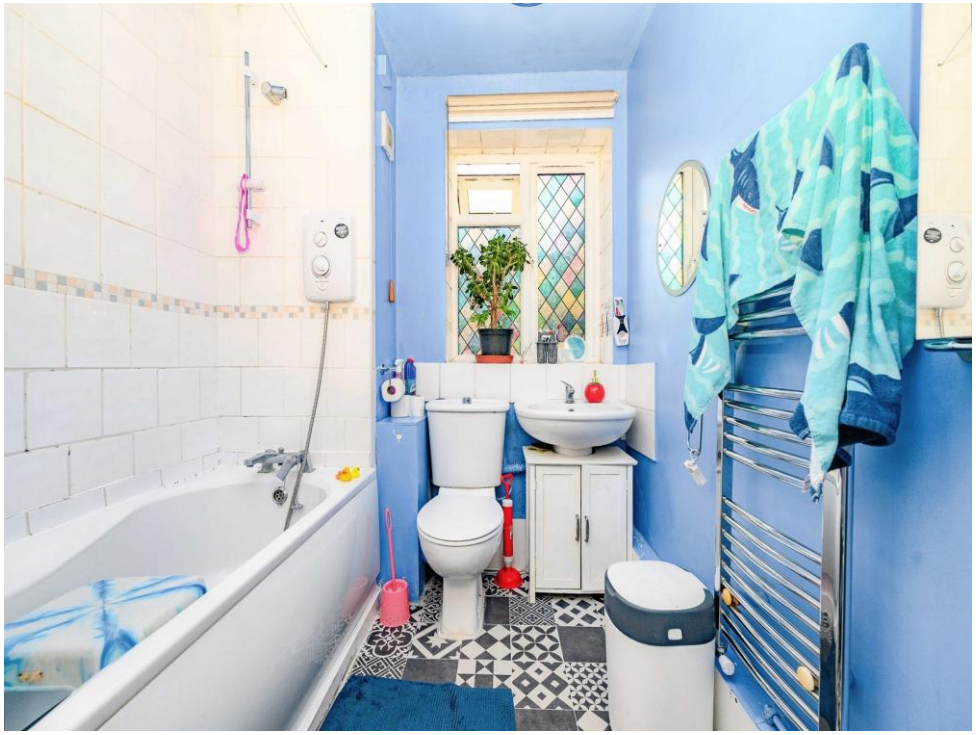

Family





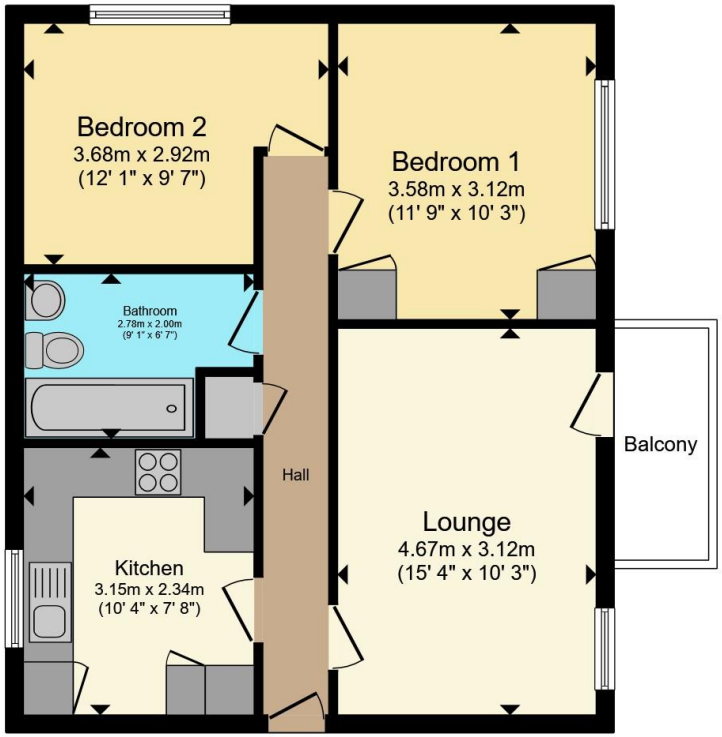












Total floor area 57.6 m² (620 sq.ft.) approx

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 hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

Council Tax Band: B

Service Charge: 700.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312777

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.