



Connells

Crabtree Lane
Hemel Hempstead

Crabtree Lane Hemel Hempstead HP3 9EJ

for sale offers in excess of
£175,000



Property Description

Situated on the popular Crabtree Lane, HP3, this well-presented ground floor flat offers spacious and comfortable living, making it an ideal first-time purchase, investment opportunity, or downsizing option.

The property features a generous lounge, good-sized double bedroom, modern fitted kitchen, and a bathroom, all presented in excellent condition throughout. Residents also benefit from communal outside space, providing an area to relax and enjoy the outdoors.

Conveniently located close to local shops, schools, and Hemel Hempstead Town Centre, the property is also within walking distance of the mainline railway station, offering excellent links to London Euston, making it an excellent choice for commuters.

Early viewing is highly recommended. Call now to arrange your appointment.

Entrance Hall

Intercom system and storage cupboard.

Living Room

Double glazed window, electric fireplace, and TV point. A bright and comfortable reception room offering ample space for both living and entertaining.

Kitchen

Double glazed window, hot water boiler, and a range of fitted wall and base units with work surfaces over. Space for a washing machine, oven, and fridge freezer, together with an electric heater. A practical and well-appointed kitchen with ample storage and workspace.

Bedroom 1

Double glazed window and electric heater. A well-proportioned room with plenty of natural light, suitable as a comfortable bedroom with space for furnishings.

Bathroom

Double glazed window, panel enclosed bath tub, wash hand basin, and low level W/C. Part tiled walls, providing a practical and easy-to-maintain finish.

Communal Area

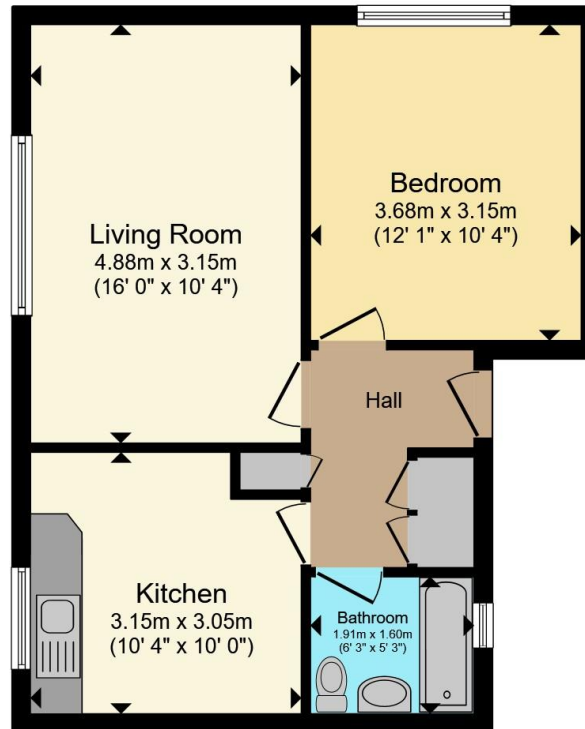
Communal patio area.

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.







Total floor area 46.0 m² (495 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: E Council Tax
Band: B

Service Charge: 400.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312901

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Feb 1991. 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.

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