



View of block



**Offers in the Region  
Of £295,000**

A spacious 2-bedroom flat in Cornerhall, Hemel Hempstead, offering a bright living area, generous kitchen, and two double bedrooms with main bedroom benefitting from an ensuite. The property also benefits from allocated parking and a convenient location close to local amenities and transport links. Ideal for first-time buyers or investors.

# Property Description

## **COMMUNAL ENTRANCE**

Intercom system, stairs to first floor.

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Intercom system, radiator, doors to lounge/kitchen/diner, bedrooms and bathroom.

## **LOUNGE AREA**

Two frosted double glazed windows to side aspect, double glazed doors to balcony. Radiator, spotlights.

## **KITCHEN/DINER AREA**

Fitted with a range of wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, electric oven and gas hob with extractor hood over, built in washing machine and dishwasher, wall mounted combination boiler.

## **BEDROOM ONE**

Double glazed windows to front and side aspects. Built in storage cupboard, radiator, door to en-suite.

## **EN-SUITE**

Frosted window to front aspect. Low level w.c., pedestal wash hand basin, fully tiled shower cubicle, spotlights, tiled floor, radiator.

## **BEDROOM TWO**

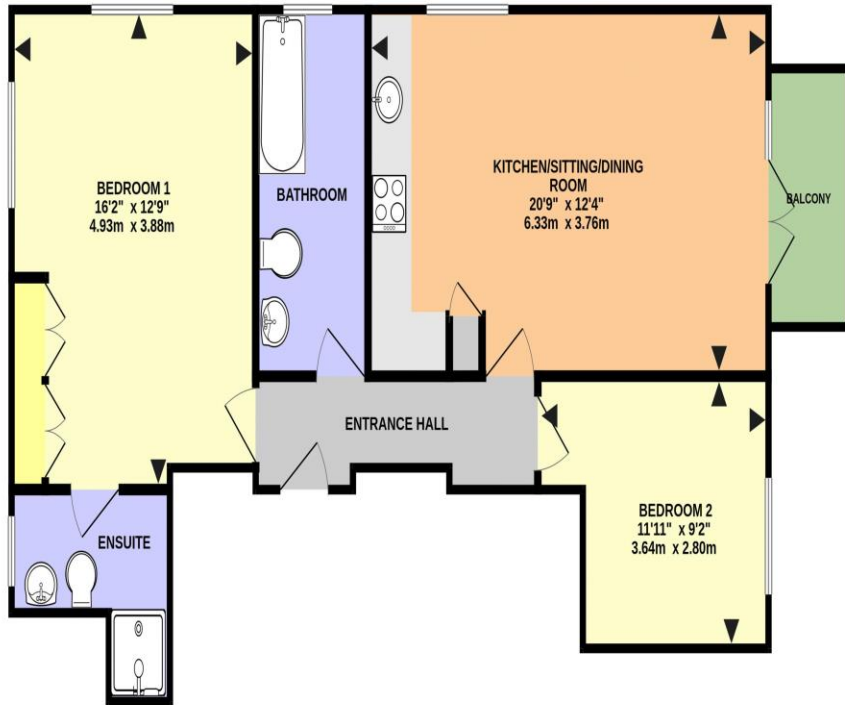
Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to side aspect. Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, spotlights, radiator.

## **PARKING**

Allocated parking number 9.



WELLINGTON COURT, HEMEL HEMPSTEAD HP3 9NQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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