



**Connells**

Normandy House Wolsey Road  
Hemel Hempstead



### Property Description

A stunning one bedroom apartment located in the sought after Normandy House, Wolsey Road. Presented with modern appliances, underfloor heating, a 17'86 FT kitchen/ living area and is within easy access to The Town Centre and Train Station with service to London Euston.



## Communal Hallway

Door to front with security entry system, stairs and lift to all floors.

## Entrance Hall

Door to front with entryphone, cupboard housing water tank and under floor heating.

## Lounge Open Plan

17' 8" x 10' 1" ( 5.38m x 3.07m )

Double glazed window, TV point and underfloor heating.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, integrated dishwasher, washing machine and fridge freezer ,underfloor heating.

## Bedroom

Internal LCD window, underfloor heating and TV point.

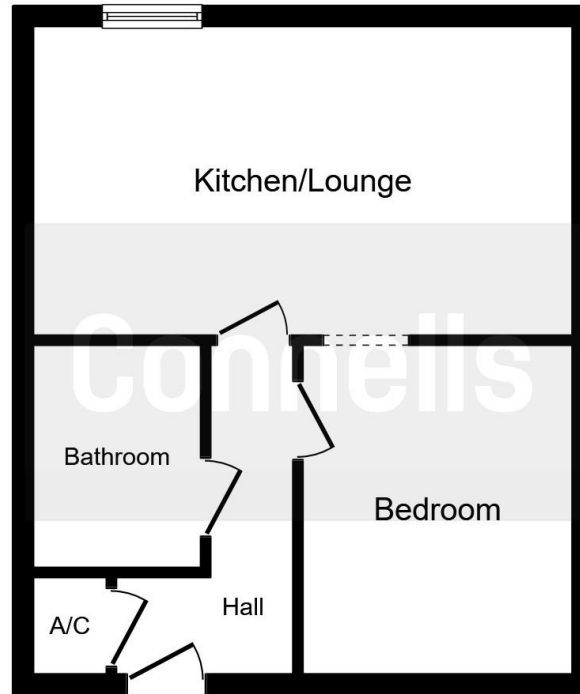
## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, part tiling









**Floor Plan**

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).  
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1391.00

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM310312](http://connells.co.uk/Property/HEM310312)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: HEM310312 - 0011