

for sale

£230,000



Townsend Hemel Hempstead HP2 5SP

A spacious TOP FLOOR THREE BEDROOM flat bordering the old town area of Hemel Hempstead and Gadebridge Park. VIEWING BY APPOINTMENT ONLY.

Townsend Hemel Hempstead HP2 5SP

Entrance Hall

12' 8" x 6' 3" (3.86m x 1.91m)

Double glazed window and radiator.

Door to front, storage cupboard and access to loft.

Lounge

16' 8" x 11' 6" (5.08m x 3.51m)

Double glazed window, TV point and radiator.

Bathroom

Fitted with bath with mixer taps, shower cubicle, wash hand basin, low level WC and full tiling.

Kitchen

13' 4" x 9' 9" (4.06m x 2.97m)

Fitted with wall and base unit with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for dishwasher and washing machine, central heating boiler and double glazed window.

Bedroom 1

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window and radiator.

Bedroom 2

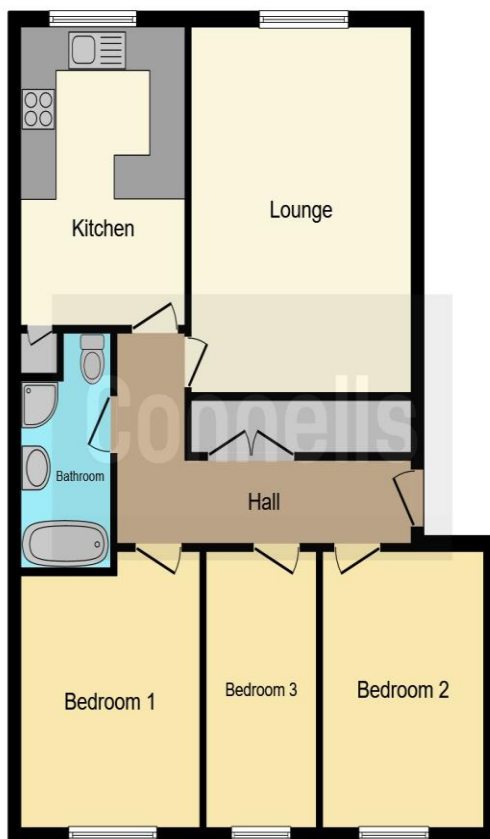
12' 8" x 8' 10" (3.86m x 2.69m)

Double glazed window and radiator.

Bedroom 3







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.focalagent.com

To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312488 - 0013

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 300.00

Ground Rent: 10.00

view this property online

connells.co.uk/Property/HEM312488

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jan 1989. Should you require 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.

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk