



**Connells**

East Green  
Hemel Hempstead

# East Green Hemel Hempstead HP3 8AB

for sale guide price  
**£310,000**



## Property Description

THREE BEDROOM apartment in East Green, Nash Mills. Presented to a high standard throughout, benefits include a great sized lounge/diner, spacious bedrooms, a recently re-fitted kitchen, family bathroom and BALCONY with delightful views. Close to local shops, sought after Schools and with easy access to the station with services to London Euston. The ideal first time buy or investment! Call now to arrange a viewing!

## Communal Entrance

Door with intercom and stairs to all floors.

## Hallway

Door to front, radiator and storage cupboard.

## Lounge/Diner

17' 9" x 15' 9" ( 5.41m x 4.80m )

Double glazed window, radiator, TV point, double glazed door to balcony.

## Kitchen

13' 8" maximum x 8' 3" ( 4.17m maximum x 2.51m )

Double glazed window, cupboard with central heating boiler, cupboard housing meters, sink and drainer, integrated oven and gas hob with cookerhood, integrated fridge/freezer, integrated washing machine, integrated dishwasher.

## Hallway

Storage cupboard and doors to all bedrooms.

### Bedroom 1

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed window, radiator and storage cupboard.

### Bedroom 2

11' 2" x 10' ( 3.40m x 3.05m )

Double glazed window, radiator and storage cupboard.

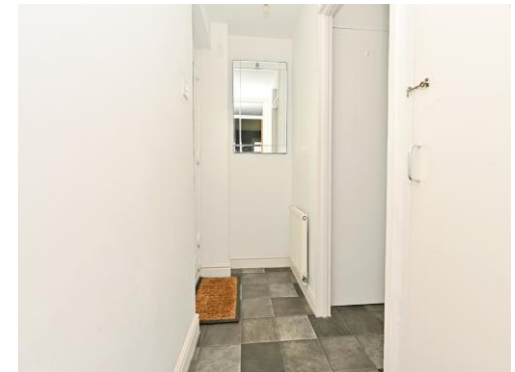
### Bedroom 3

10' 7" x 6' 9" ( 3.23m x 2.06m )

Double glazed window, radiator and storage cupboard.

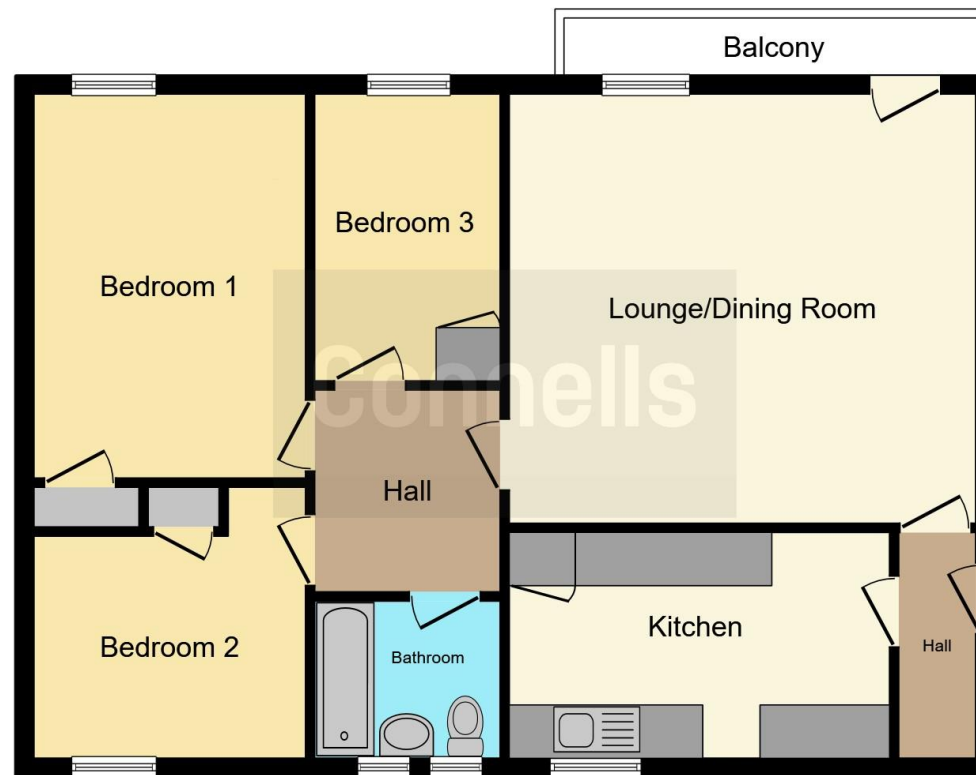
### Bathroom.

Two double glazed windows, bath and shower, heated towel rail, low level WC, wash hand basin. partly tiled.









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](http://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: A

Service Charge: 200.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311964](http://connells.co.uk/Property/HEM311964)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 1988. 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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