



**Connells**

Phelps House Rose Lane  
Nash Mills Wharf Hemel Hempstead



### Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT. Executive apartment at Rose Lane, Nash Mills Wharf. Benefits include ALLOCATED PARKING SPACE, great sized bedroom, Gas Central Heating, integrated kitchen appliances, beautiful lounge/diner with BALCONY affording stunning views. Easy access to Kings Langley Village shops and schools. The ideal first time buy! Call now to arrange a viewing!

### Communal Entrance

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

### Entrance Hall

Door to front, storage cupboard with washing machine, radiator.

### Lounge Open Plan To Kitchen

Two double glazed windows, double glazed doors to balcony, radiator, TV point.

### Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob with cookerhood, cupboard with boiler, integrated fridge/freezer.

### Bedroom

Double glazed window and radiator.

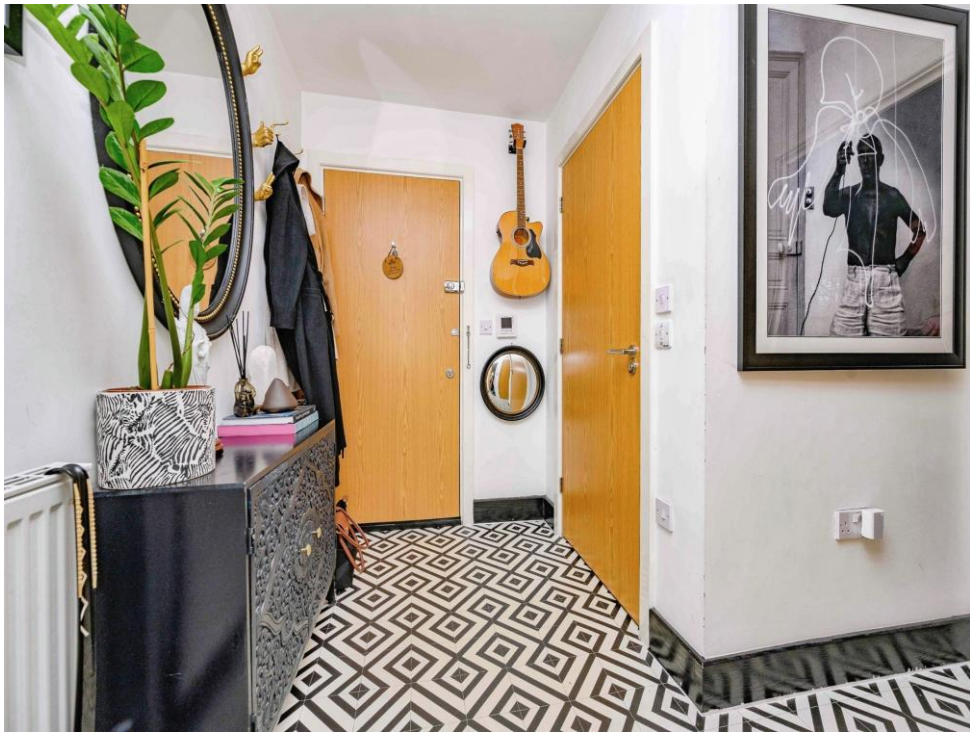
### Bathroom

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

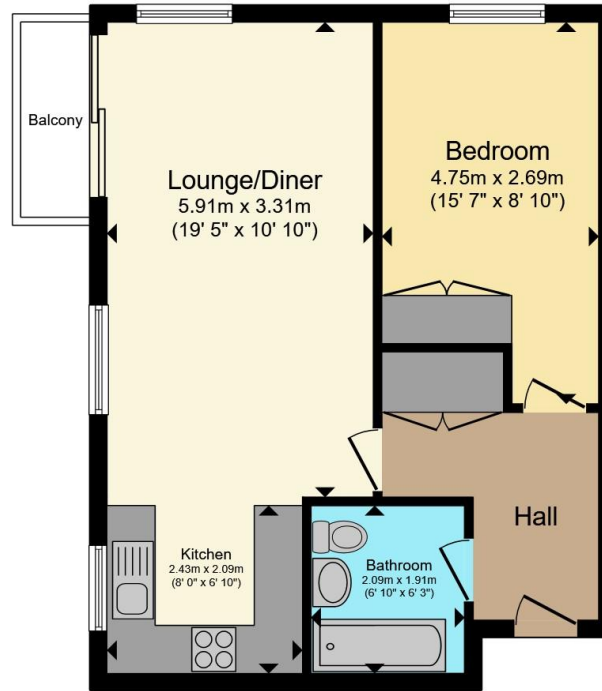
### Parking

One allocated parking space.









## Second Floor

Total floor area 48.4 m<sup>2</sup> (521 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](http://www.propertybox.io)

Connells

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:  
1830.00

Ground Rent:  
365.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312595](http://connells.co.uk/Property/HEM312595)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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