



**Connells**

Bank Cottage High Street  
Hemel Hempstead



### Property Description

\*\*\* CHAIN FREE \*\*\* Nestled in the picturesque and historic Old Town High Street, this CHARMING CHARACTERISTIC ONE BEDROOM GROUND FLOOR APARTMENT offers a perfect blend of modern living with an open plan lounge and kitchen in the heart of Hemel Hempstead's vibrant local community and TAIL CEILINGS. With its convenient location, stunning interior, and excellent transport links, this flat is ideal for first-time buyers, professionals or buy to let investors. LOW ANNUAL CHARGES

PLEASE CONTACT US TO ARRANGE AN APPOINTMENT TO VIEW.

### Entrance Hall

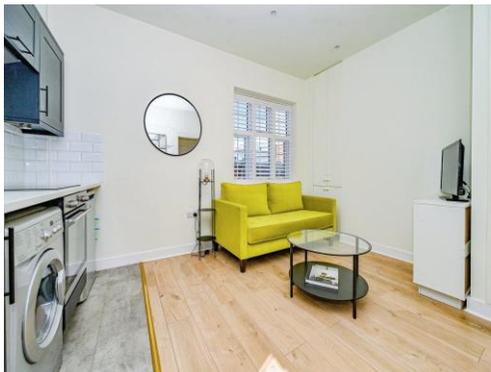
Door to front with security entry system and stairs to all floors.

### Lounge Open Plan

13' x 11' ( 3.96m x 3.35m )  
Double glazed window and TV point.

### Kitchen Open Plan

Fitted with wall and base units with quartz work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine and a spacious storage cupboard.



## Bedroom

10' x 6' 1" ( 3.05m x 1.85m )  
Double glazed window and fitted wardrobes.

## Bathroom

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, underfloor heating, part tiling and double glazed window.

## Outside

Communal courtyard/ patio area.





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: E Council Tax Band: B

Service Charge: 360.00 Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312332](http://connells.co.uk/Property/HEM312332)**

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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