Connells

The Cornfields
Hemel Hempstead

The Cornfields
Hemel Hempstead HP1 1UB

for sale
£235,000

Property Description

Connells are delighted to present this well presented two-bedroom apartment, set within the highly desirable area of Boxmoor. The property benefits from stunning open views and has been recently refurbished throughout, along with the added convenience of residents' parking. Well positioned close to local shops, excellent schools and Hemel Hempstead mainline station, this attractive apartment makes an ideal first-time purchase or investment opportunity. The property comes with the added benefit of a new lease on completion.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Storage cupboard to the left

Lounge

Double glazed window, electric heater

Kitchen

Fitted kitchen units with backsplash, electric hob, extractor hood, fridge freezer, washing machine and a double glazed window

Bedroom 1

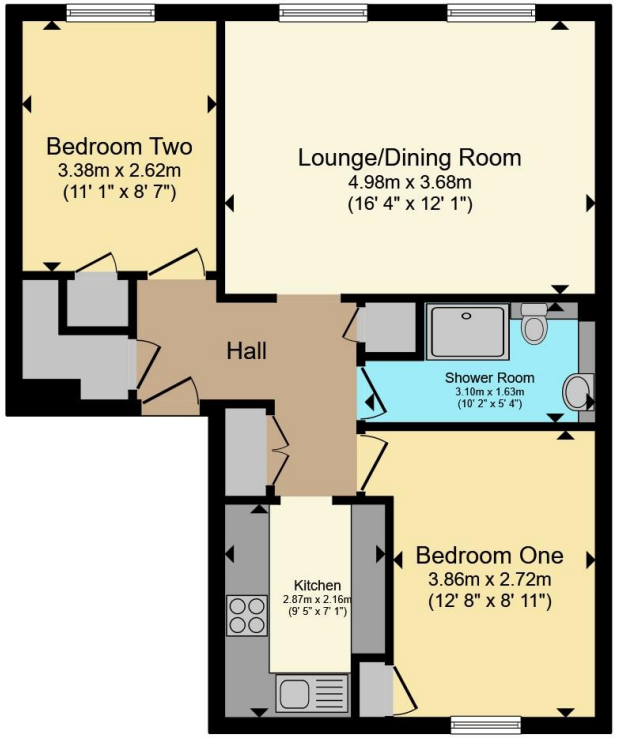
Double glazed window, built in wardrobe and electric heater

Bedroom 2

Electric heater, double glazed window and storage cupboard

Bathroom

Part tiled, shower cubicle, w/c, wash hand basin and heated towel rail



Total floor area 60.5 m² (651 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

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To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

Council Tax Band: C

Service Charge: 1186.08

Ground Rent: 9.96

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312730

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.