



**Connells**

Longman Court Stationers Place  
Hemel Hempstead



# Longman Court Stationers Place Hemel Hempstead HP3 9RS

for sale  
**£365,000**



## Property Description

A stunning two bedroom top floor apartment with stunning views over Apsley Marina. Benefits include allocated parking, easy reach to the Apsley Train Station ensuite to master bedroom, 18ft lounge/diner, separate kitchen and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

## Communal Entrance

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

## Entrance Hall

Door to front with entry phone, airing cupboard, storage cupboard, access to loft and laminate flooring.

## Lounge/ Diner

18' 4" x 11' 5" ( 5.59m x 3.48m )

Double glazed door to Juliet balcony with views over the marina double glazed window, TV point, radiator and wood laminate flooring.



## Bedroom 1

13' x 11' 7" max ( 3.96m x 3.53m max )

Double glazed window, built in wardrobes, TV point, radiator and laminate flooring.

## En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, heated towel rail, part tiling and extractor fan.

## Bedroom 2

9' 4" x 8' 7" ( 2.84m x 2.62m )

Double glazed window, radiator and laminate flooring.

## Bathroom

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

## Parking

One allocated parking space.



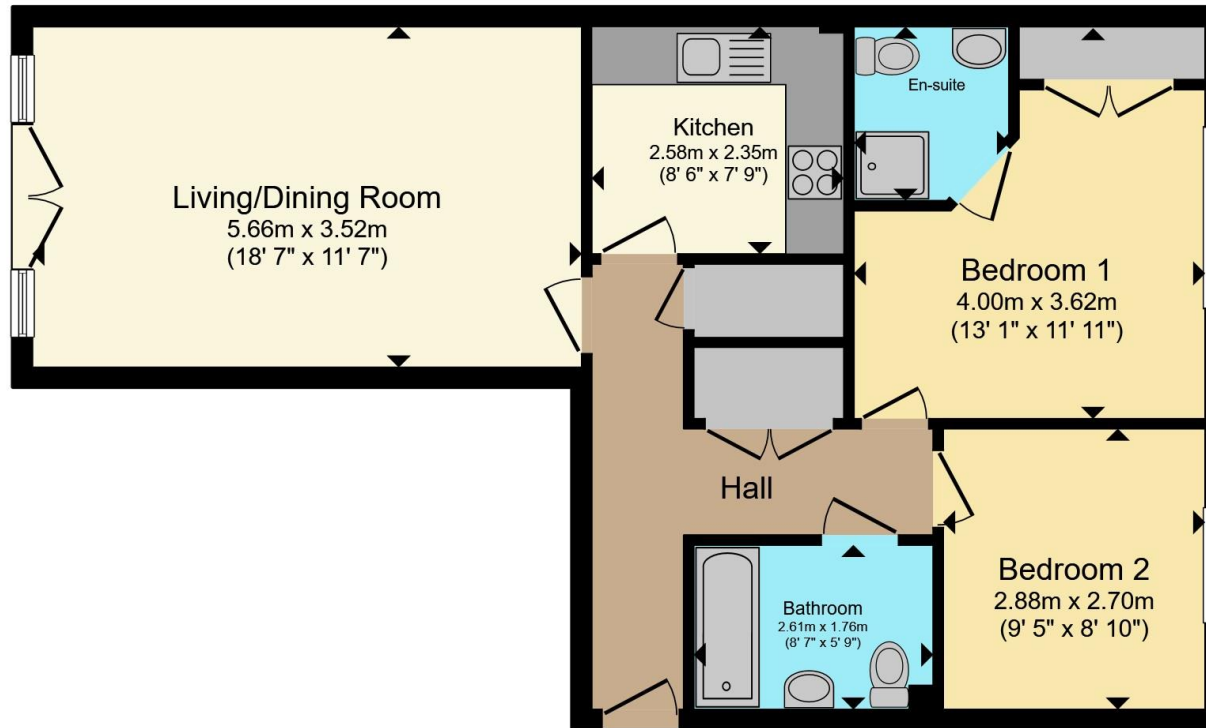












Total floor area 64.8 m<sup>2</sup> (698 sq.ft.) approx

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

**T 01442 216 633**

**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax  
Band: D

Service Charge:  
2400.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311617](http://connells.co.uk/Property/HEM311617)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2002. 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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HEM311617 - 0004