



Connells

Albyn House Alexandra Road
Hemel Hempstead



Property Description

Situated in the Hemel Hempstead Old Town and within easy reach to the Town Centre is this recently refurbished top floor OVER 55's retirement home. Benefits include a 15'5 lounge, separate kitchen, spacious bedroom, ample storage, double glazing, residents parking and a communal lounge. CALL NOW TO BOOK A VIEWING!!

Communal Entrance

Door to front with security intercom, stairs and lift to all floors.

Entrance Hall

Door to front with entry phone, storage cupboard and wall mounted electric heater.

Lounge

15' 5" plus bay x 10' 1" (4.70m plus bay x 3.07m)
Double glazed window, TV point and wall mounted electric heater.

Kitchen

8' 4" x 5' 9" (2.54m x 1.75m)
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob with cooker hood, plumbing for washing machine.

Bedroom

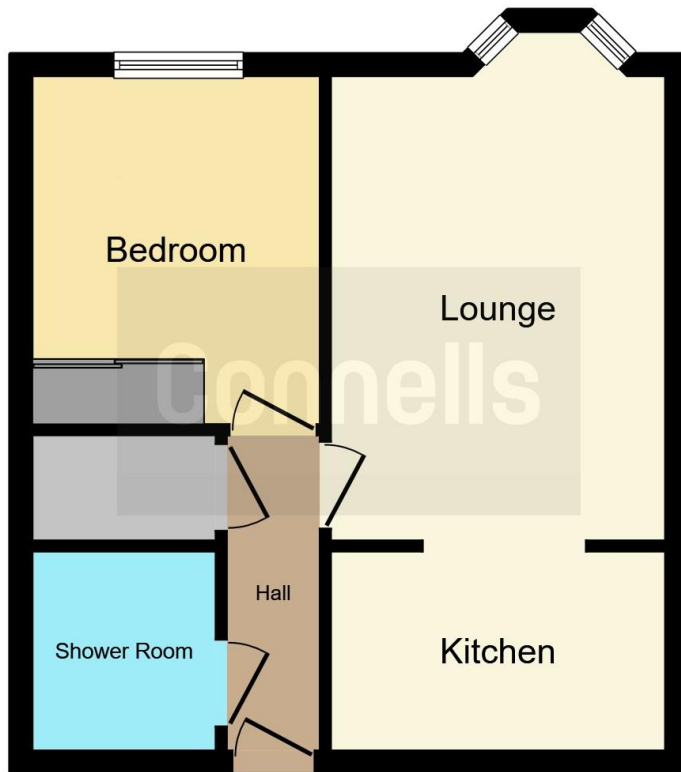
10' 5" plus wardrobes x 8' 8" (3.17m plus wardrobes x 2.64m)
Double glazed window, built in wardrobes and wall mounted electric heater.

Bathroom

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

Residents Parking





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

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:
 5152.00

Ground Rent:
 712.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312038

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1993. Should you require 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.

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.

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Property Ref: HEM312038 - 0009