



**Connells**

Mill Street  
Hemel Hempstead



## Property Description

\*\*\* CHAIN FREE \*\*\* Located within walking distance to the Apsley High Street is the two bedroom ground floor apartment. Benefits include a garage, spacious lounge, separate kitchen, en-suite to master bedroom, and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the Apsley Train Station. 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, built in storage cupboard, wall mounted electric heater.

### Lounge

21' max x 21' max ( 6.40m max x 6.40m max )

Double glazed window, TV point and wall mounted electric heater.

### Kitchen

10' x 8' 1" ( 3.05m x 2.46m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for dishwasher and washing machine and double glazed window.

## Bedroom 1

13' 1" max x 10' ( 3.99m max x 3.05m )

Double glazed window, TV point and wall mounted electric heater.

## En-Suite

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

## Bedroom 2

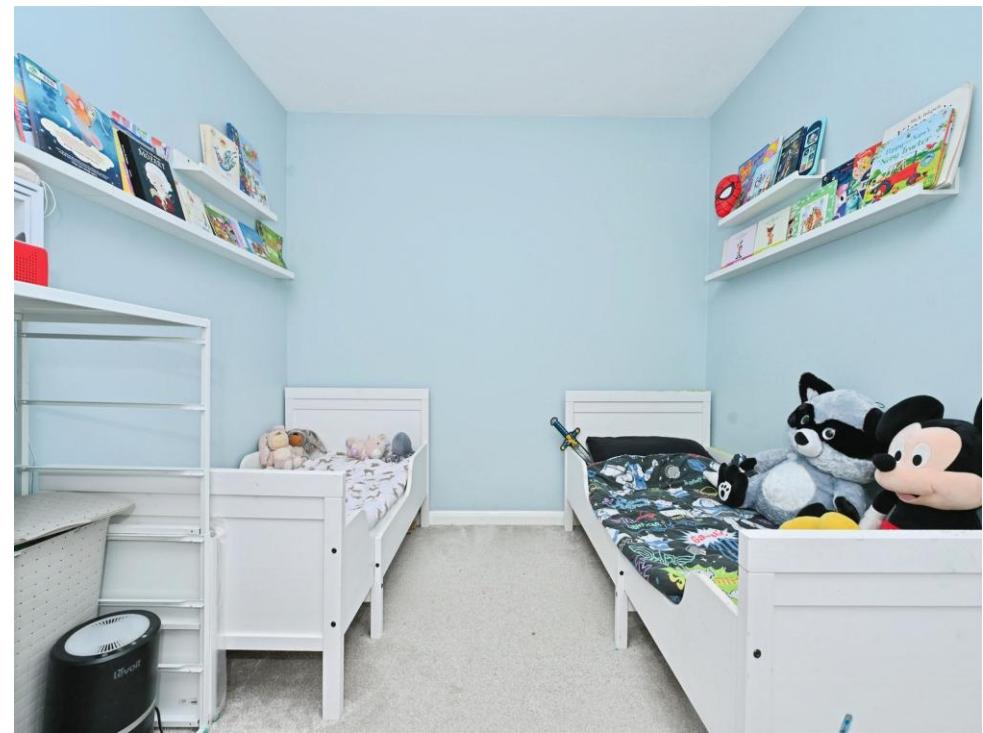
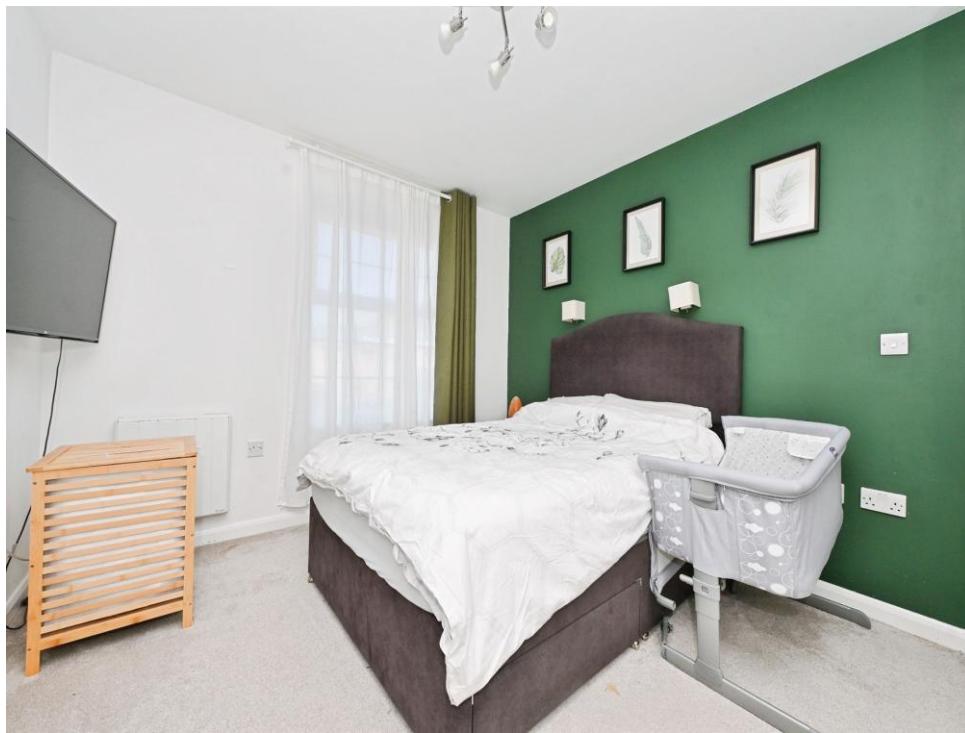
12' x 8' 1" ( 3.66m x 2.46m )

Double glazed window.

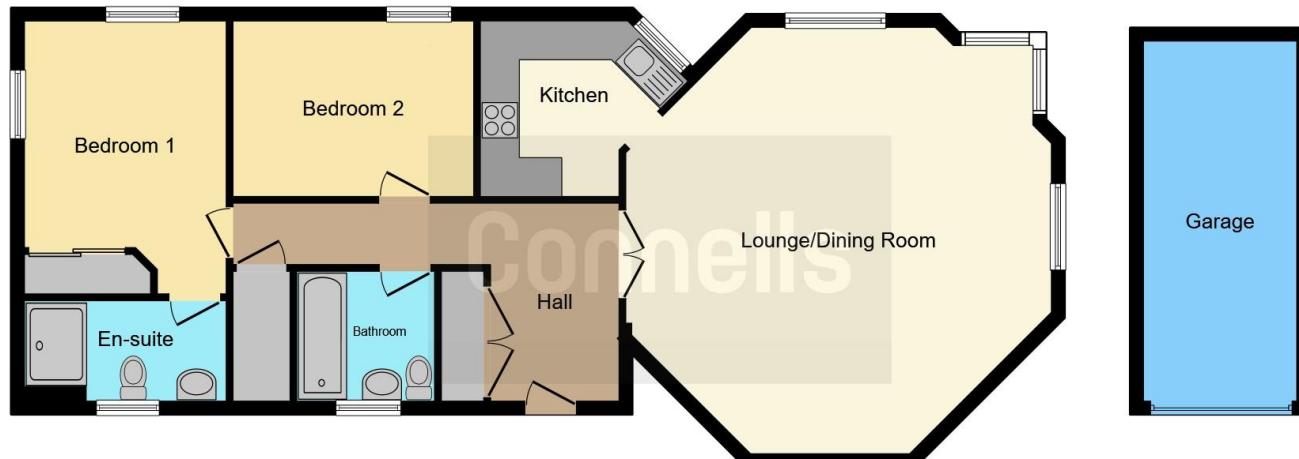
## Bathroom

Fitted with mixer taps, shower, wash hand basin, shaver point, low level WC, part tiling and double glazed window.









**Floor Plan**

**Garage**

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: C    Council Tax  
 Band: D              Service Charge:  
 3360.00

Ground Rent:  
 200.00

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/HEM310436\]\(http://www.connells.co.uk/Property/HEM310436\)](http://www.connells.co.uk/Property/HEM310436)**

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

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