



**Connells**

Swan Court Waterhouse Street  
Hemel Hempstead

# Swan Court Waterhouse Street Hemel Hempstead HP1 1DS

for sale offers in excess of  
**£210,000**



## Property Description

An immaculately presented two-bedroom apartment set within the highly regarded Swan Court development, Hemel Hempstead. Finished to an exceptional standard throughout, the property features a stylish open-plan kitchen/living space with integrated appliances and a well-proportioned principal bedroom benefitting from a contemporary en-suite shower room and an internal window, enhancing natural light and creating a bright, modern feel. Ideally positioned in the town centre, the apartment offers excellent access to Hemel Hempstead Station with direct services to London Euston. An excellent opportunity for discerning first-time buyers or investors alike.

## Communal Entrance

Door to front with security intercom system and stairs and lifts to all floors.

## Entrance Hall

Door to front with entryphone, storage cupboard and laminate flooring.

## Lounge Open Plan

Double glazed window, storage heater, TV and telephone point, double glazed french doors to Juliet balcony.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with tiled splashbacks, plumbing for dishwasher and washing machine, fridge/freezer.

## Bedroom 1

LCD screen and storage heater.

## En-Suite

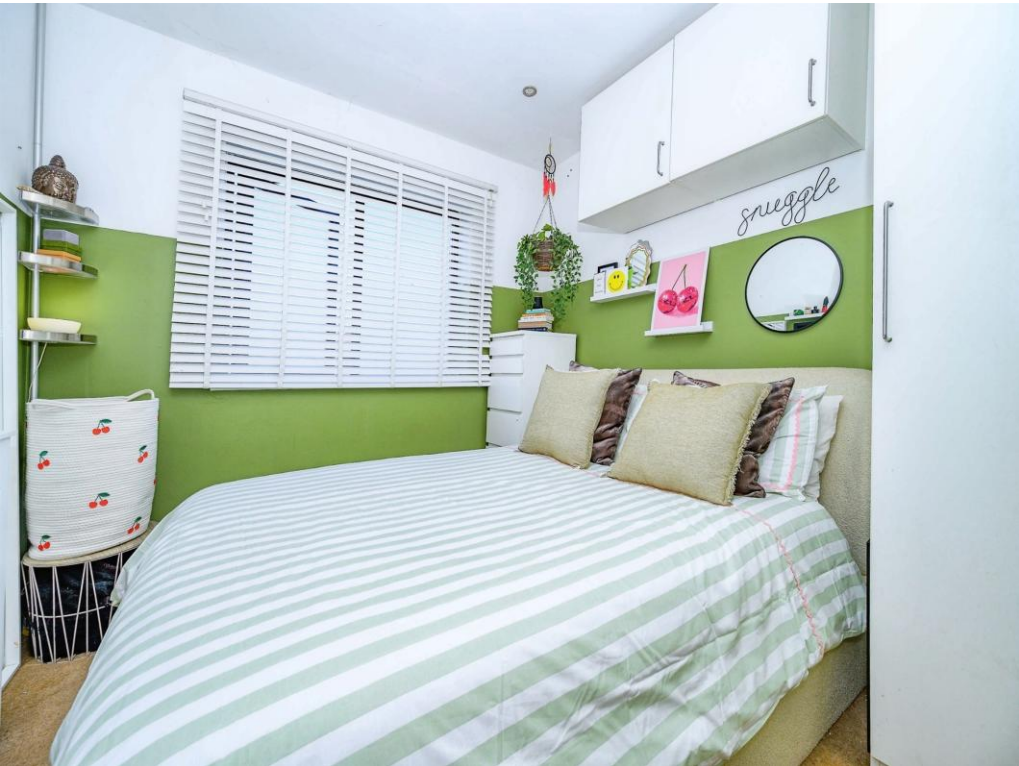
Fitted with shower cubicle, vanity wash hand basin, heated towel rail, low level WC, extractor fan, shaver point and full tiling.

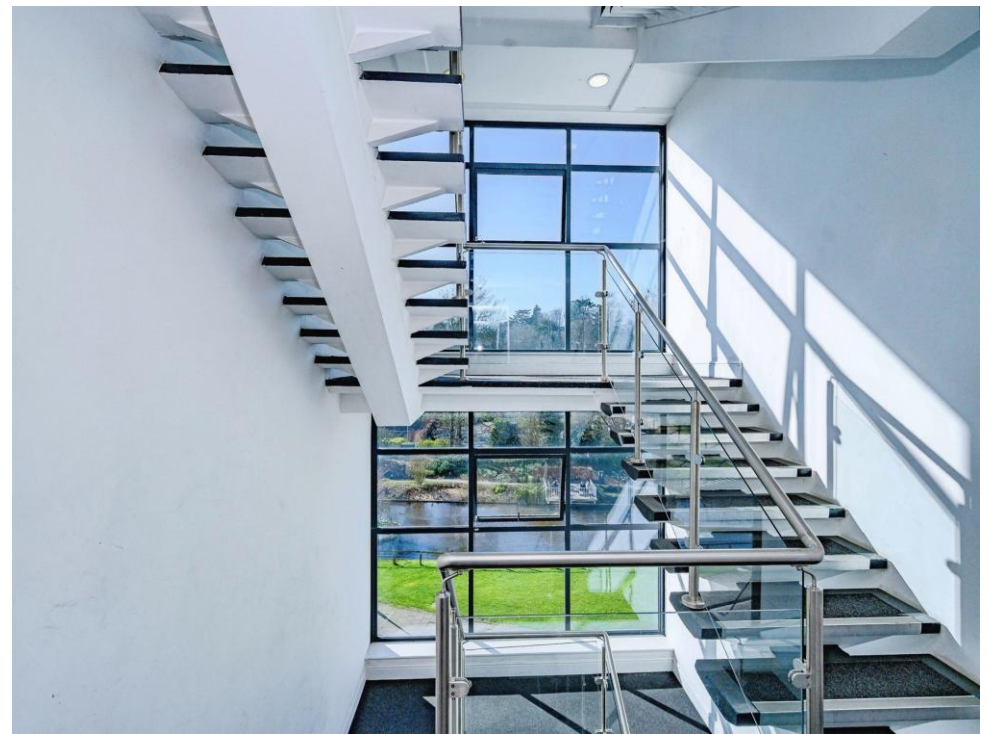
## Bedroom 2

Double glazed window and storage heater.

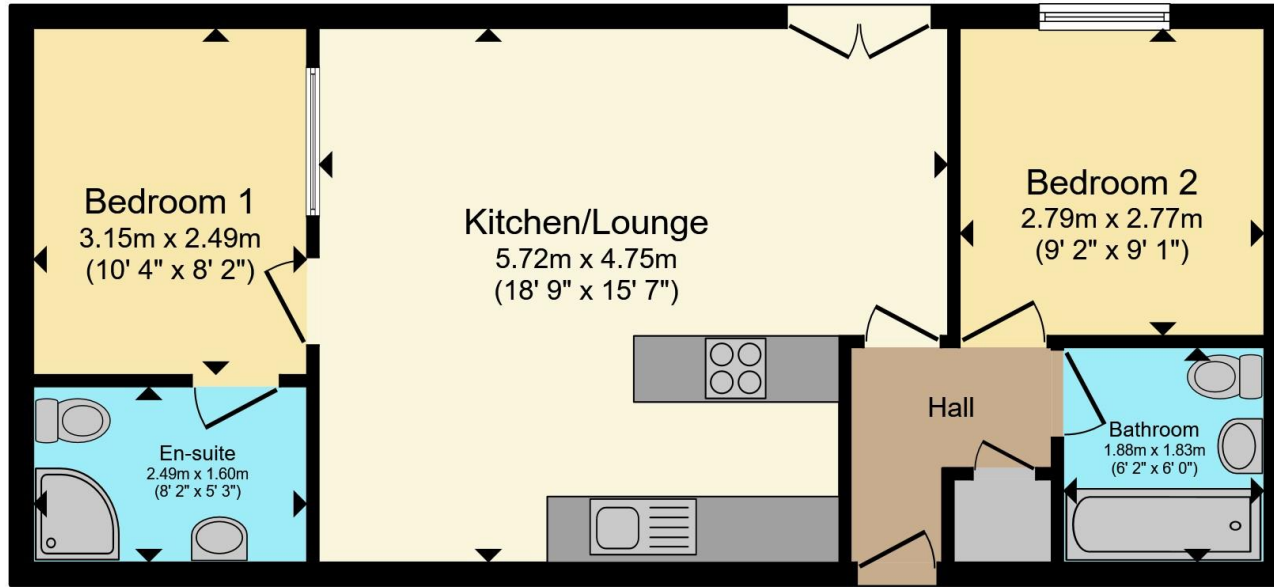
## Bathroom

Fitted with bath with mixer taps, shower, vanity wash hand basin, heated towel rail, shaver point, extractor fan and full tiling.









Total floor area 54.2 m<sup>2</sup> (584 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)



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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 4500.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312654](http://connells.co.uk/Property/HEM312654)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 2026. 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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