

for sale

offers in excess of **£215,000**



Mosaic House Midland Road Hemel Hempstead HP2 5YQ

Apartment at the popular Mosaic House, Hemel Hempstead Town Centre. Benefits include **ALLOCATED PARKING**, gas central heating, integrated kitchen appliances and a spacious lounge. Walking distance to the Old Town, Gadebridge Park, sought-after schools and with easy access to the station. Call now!

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Communal Entrance

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

Entrance Hall

Door to front with entry phone, radiator and storage cupboard with central heating boiler.

Lounge Open Plan

Double glazed window, TV point radiator, laminate flooring and double glazed doors to balcony.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated oven and gas hob with cookerhood, integrated washer/dryer, integrated fridge/freezer and laminate flooring.

Bedroom

Double glazed window, TV point and radiator.

Bathroom

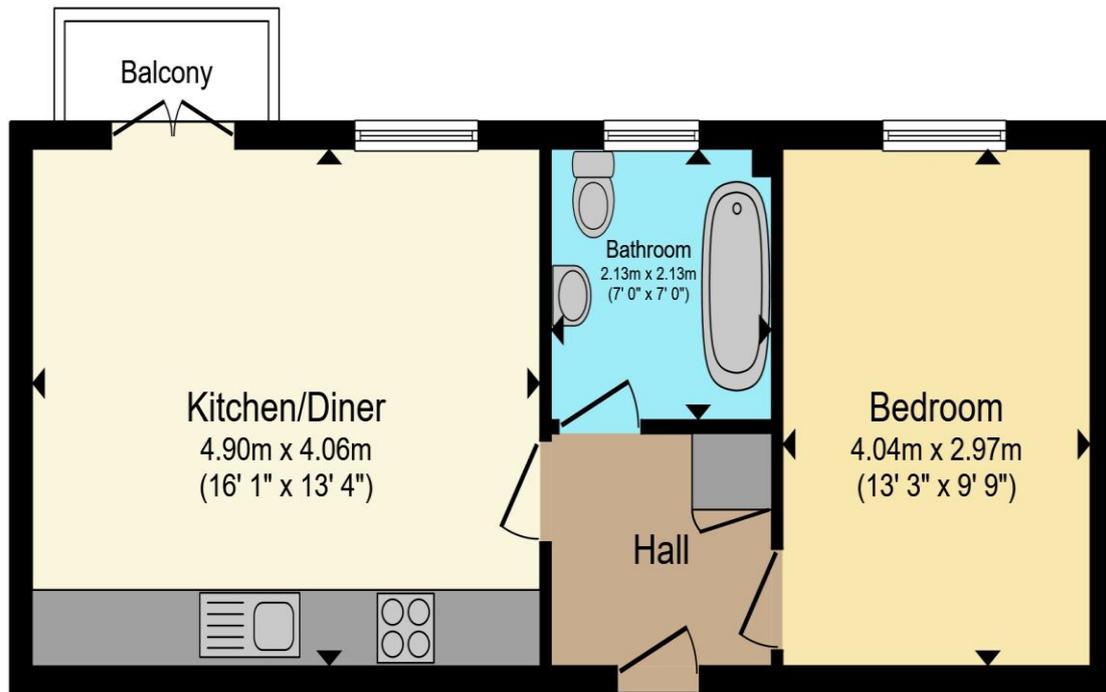
Fitted with bath and shower, wash hand basin, low level WC, radiator, part tiling and double glazed window.

Parking

One allocated parking space.







Total floor area 41.5 m² (447 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



To view this property please contact Connells on

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45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312606 - 0008

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 400.00

view this property online connells.co.uk/Property/HEM312606

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2010. 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.

