



Connells

The Maltings Allandale
Hemel Hempstead



Property Description

VERY SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH 19FT LOUNGE

PRIVATE & SOUGHT AFTER THE MALTINGS DEVELOPMENT

A rare opportunity to acquire this exceptionally spacious two double bedroom first-floor apartment, ideally positioned within the highly desirable The Maltings development in Hemel Hempstead.

A standout feature of the property is the impressive 19ft lounge, offering an expansive and versatile living space filled with natural light, perfect for both relaxing and entertaining.

Further benefits include two good sized double bedrooms, a modern kitchen and bathroom, and well-proportioned accommodation throughout.

Set in a quiet and secluded position, the apartment enjoys a high degree of privacy, surrounded by mature trees and greenery, creating a peaceful, nature-filled environment. Residents also benefit from a large communal garden and allocated parking, plus ample visitor parking.

Conveniently located within walking distance of Hemel Hempstead Old Town, with its selection of shops, restaurants, cafés, and parks, the property offers the perfect balance of tranquillity and accessibility.

Ideal for first-time buyers, professionals, and families alike. Call now to arrange a viewing!

Communal Entrance

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

Entrance Hall

Door to front and cupboard housing meters.

Lounge

Double glazed widow, TV point and two radiators.

Kitchen

Fitted with wall and base units with work surfaces to compliment, integrated dishwasher, sink/drainer with splashbacks, gas cooker, plumbing for washing machine, radiator, central heating boiler and double glazed window.

Bedroom1

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

Bedroom 2

Double glazed window, fitted wardrobes and radiator.

Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, part tiled walls, tiled floor and double glazed window.

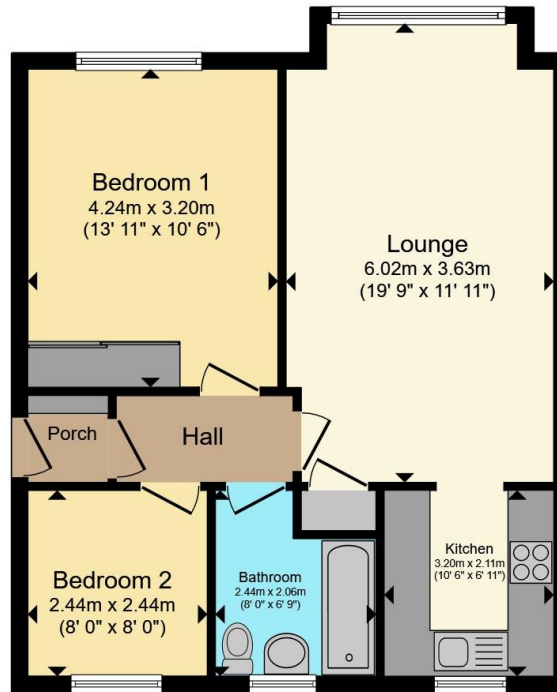
Outside

One allocated parking space and communal garden.









Floor Plan

Total floor area 56.3 m² (606 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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EPC Rating: C Council Tax Band: C

Service Charge: 2100.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312665

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2013. 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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