



**Wellington Court St. Albans Hill, Hemel Hempstead HP3 9NQ**

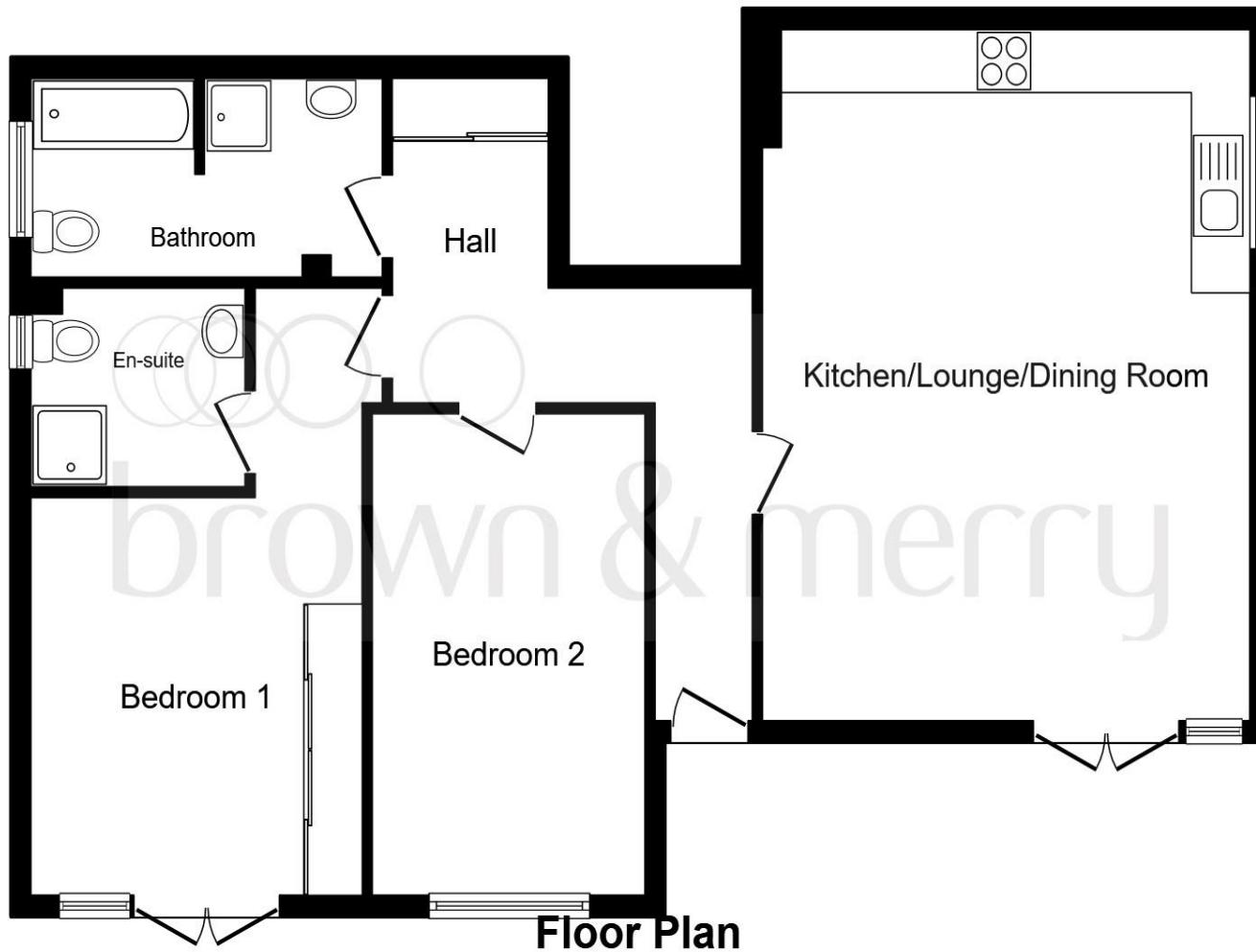
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## **Wellington Court St. Albans Hill, Hemel Hempstead**

Situated in a POPULAR RESIDENTIAL AREA and being beautifully presented throughout is this two bedroom ground floor apartment. Offering SPACIOUS living accommodation features include master bedroom with en-suite, open plan living accommodation with a modern kitchen and gated allocated parking.





Total floor area 85.1 sq.m. (916 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). Plan produced for Brown & Merry. Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

## Open Plan Living /kitchen Area

21' x 16' 5" ( 6.40m x 5.00m )

## Bedroom One

18' 6" x 11' 3" To Max ( 5.64m x 3.43m To Max )

## En-Suite

## Bedroom Two

14' 5" To Max x 9' To Max ( 4.39m To Max x 2.74m To Max )

## Bathroom

## Outside

## Garden

## Parking

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## Wellington Court St. Albans Hill, Hemel Hempstead

- Popular Residential Area
- Two Bedroom Ground Floor Apartment With Gated Allocated Parking
- Beautifully Presented Throughout
- Open Plan Living Accommodation With A Modern Kitchen
- Master Bedroom With En-Suite Plus Modern Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1700.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



**view this property online** [brownandmerry.co.uk/Property/HHD108451](http://brownandmerry.co.uk/Property/HHD108451)

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Property Ref:  
HHD108451 - 0015

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