



Connells

Long Arrotts
Hemel Hempstead

Long Arrotts Hemel Hempstead HP1 3EX

for sale offers in excess of
£190,000



Property Description

OFFERED WITH NO UPPER CHAIN. Ground floor maisonette in a popular Gadebridge, Hemel Hempstead location. Benefits include PRIVATE REAR GARDEN, spacious lounge and bedroom, family bathroom and kitchen. Walking distance to local shops, schools and transport links. Call now to view!

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Garden

Path leading to front door.

Entrance Hall

Private entrance double glazed door and radiator.

Lounge

Double glazed window and radiator.

Kitchen

Kitchen fitted with a range of cupboards and worktops with tiled splashback, double-glazed window, integrated electric oven and hob, space for a washing machine, and wall-

mounted central heating boiler.

Bedroom 1

Double glazed window and radiator.

Bathroom

Bathroom fully tiled and comprising a corner bath with overhead shower, wash hand basin and WC, together with a radiator and double-glazed window.

Rear Garden

Path and lawn, rear access gate and shed.









Total floor area 32.5 m² (350 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

Connells

To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax
Band: B

Service Charge: 500.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312829

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 1984. 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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