

for sale

£270,000



## Highfield House Queensway Hemel Hempstead HP2 5GZ

OFFERED ON A CHAIN FREE BASIS . A SOUGHT AFTER TWO BEDROOM GROUND FLOOR MAISONETTE benefitting from a 15th lounge, ensuite bathroom and resident parking. Set in a quite and pleasant location.

VIEWING BY APPOINTMENT ONLY.



# Highfield House Queensway Hemel Hempstead HP2 5GZ

## Entrance Hall

Double glazed door to front, storage cupboard and radiator.

## Lounge

15' 1" x 10' 4" ( 4.60m x 3.15m )

Double glazed window, TV point, radiator and laminate flooring.

## Kitchen

10' 2" x 8' 8" ( 3.10m x 2.64m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and gas hob with cookerhood, plumbing for washing machine, central heating boiler and double glazed window.



## **Bedroom 1**

11' 3" x 9' 5" ( 3.43m x 2.87m )  
Double glazed window, radiator and laminate flooring.

## **En-Suite**

Fitted with shower cubicle, wash hand basin, low level WC, shaver point, radiator and part tiling.

## **Bedroom 2**

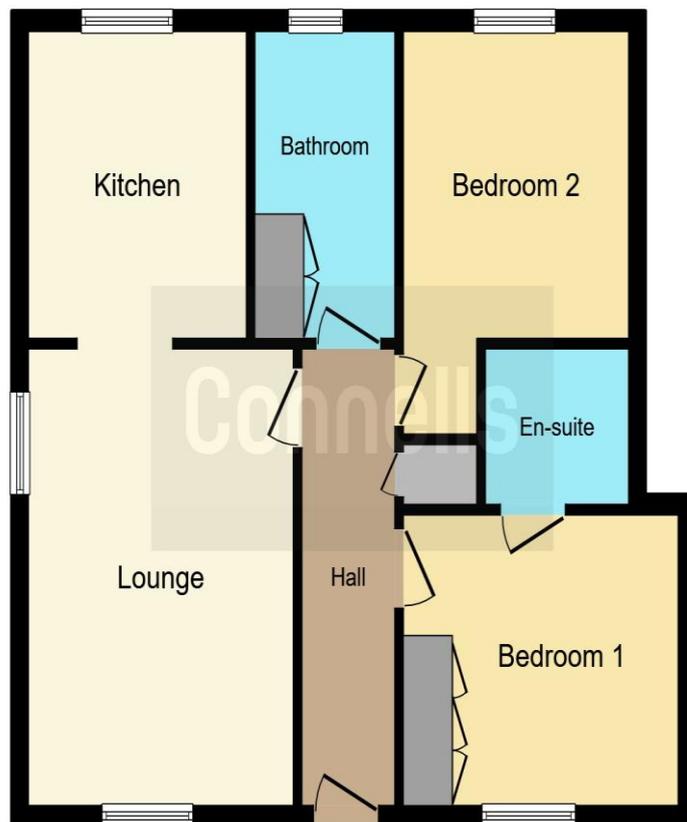
13' 6" including recess x 8' 8" ( 4.11m including recess x 2.64m )  
Double glazed window, radiator and laminate flooring.

## **Bathroom**

Fitted with bath with mixer taps, wash hand basin, low level WC, airing cupboard, part tiling and double glazed window.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311422 - 0012

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2510.00

Ground Rent: 236.70

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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