



Connells

High Street  
Hemel Hempstead



## Property Description

OFFERED WITH NO UPPER CHAIN. Ground Floor one bedroom maisonette in the heart of Hemel Hempstead Old Town. Luxury re-fitted family shower-room, modern kitchen, spacious lounge/diner and great-sized bedroom. Walking distance to the Town Centre, the Old Town bars, restaurants, shops and Gadebridge Park. The ideal first time buy! Call now to arrange a viewing!

## Bathroom

Fitted with shower cubicle, wash hand basin, electric heated towel rail, low level WC, storage shelves and full tiling.

## Front Garden

Paved with graveled seating area.

## Entrance Hall

Double glazed door to front.

## Lounge

14' 7" x 11' 9" ( 4.45m x 3.58m )

Two single glazed windows and wall mounted electric heater.

## Kitchen

9' 4" x 6' 5" ( 2.84m x 1.96m )

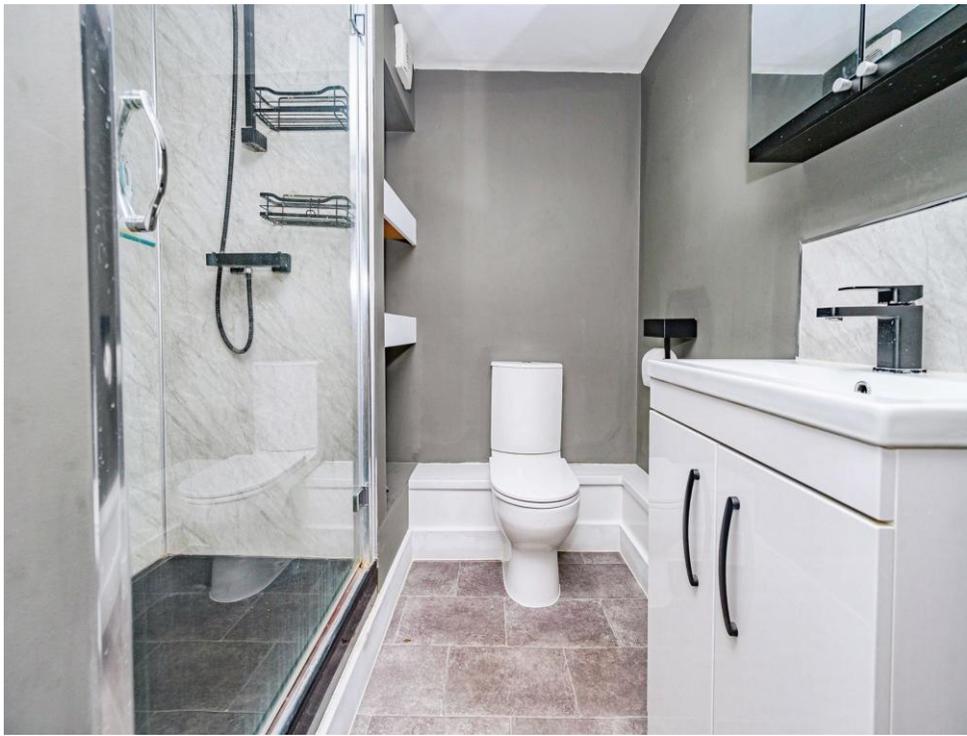
Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob with cookerhood, integrated fridge/freezer and washing machine.

## Bedroom

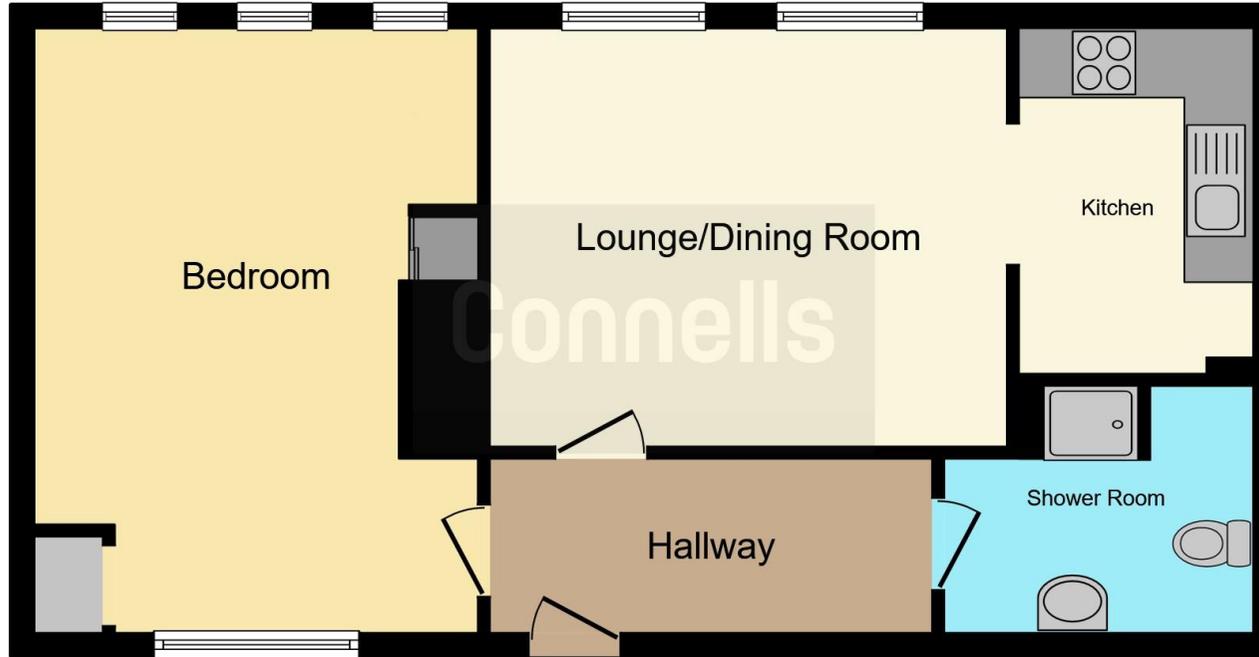
16' 2" x 11' 3" ( 4.93m x 3.43m )

Four single glazed windows with secondary glazing, wall mounted electric heater and cupboard with water tank.









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

EPC Rating: D Council Tax Band: C

Service Charge: 1000.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312474](http://connells.co.uk/Property/HEM312474)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. 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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