

for sale

offers in excess of **£220,000**



Swan Court Waterhouse Street Hemel Hempstead HP1 1DS

Two bedroom apartment at the popular Swan Court, Hemel Hempstead. PRESENTED TO A HIGH STANDARD THROUGHOUT. Integrated appliances, EN-SUITE TO MASTER BEDROOM and open-plan kitchen/lounge. Town centre location and easy access to the Station with services to London Euston. Ideal first time buy!

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Communal Entrance

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

Entrance Hall

Door to front with entryphone, storage cupboard and laminate flooring.

Lounge Open Plan

Double glazed window, storage heater, TV and telephone point, double glazed french doors to Juliet balcony.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with tiled splashbacks, plumbing for dishwasher and washing machine, fridge/freezer.



Bedroom 1

LCD screen and storage heater.

En-Suite

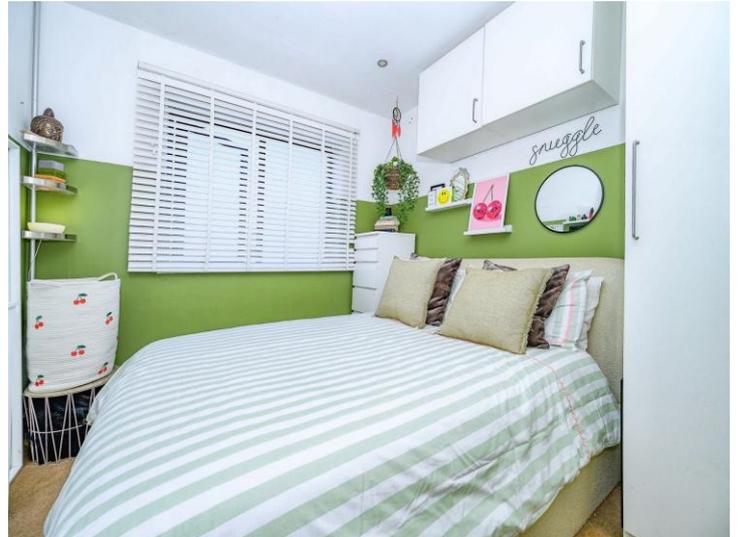
Fitted with shower cubicle, vanity wash hand basin, heated towel rail, low level WC, extractor fan, shaver point and full tiling.

Bedroom 2

Double glazed window and storage heater.

Bathroom

Fitted with bath with mixer taps, shower, vanity wash hand basin, heated towel rail, shaver point, extractor fan and full tiling.





Total floor area 54.2 m² (584 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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Property Ref: HEM312654 - 0009

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4500.00

Ground Rent: 350.00

view this property online connells.co.uk/Property/HEM312654

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 2026. Should you require 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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