



Connells

Chenies Court
Hemel Hempstead



Property Description

Situated in a quiet cul-de-sac within a popular residential area, this beautifully presented two-bedroom flat offers a fantastic blend of comfort and convenience. The property features generous and well-laid-out living accommodation, ideal for modern living, along with a stylish, contemporary kitchen and a sleek shower room finished to a high standard. The property further boasts a very long lease of 900+ years.

Further benefits include a useful boarded loft space, providing valuable additional storage, as well as ample communal parking for residents and visitors. The property has been well maintained throughout, making it ready to move into and enjoy from day one.

Perfectly positioned, the flat is just 0.5 miles from a wide range of local amenities and approximately 0.4 miles from two well-regarded primary schools, making it ideal for both professionals and small families. Offering excellent value, this home would make an ideal first-time purchase or a smart investment opportunity.



Entrance Hall

Storage and water tank.

Lounge/Diner

Double glazed window, electric heater

Kitchen

Fitted cupboards with counter top to compliment ,double glazed window, electric hob and oven, space for fridge freezer and washing machine.

Bedroom 1

Fully carpeted, double glazed window, built in wardrobe, electric heater.

Bedroom 2

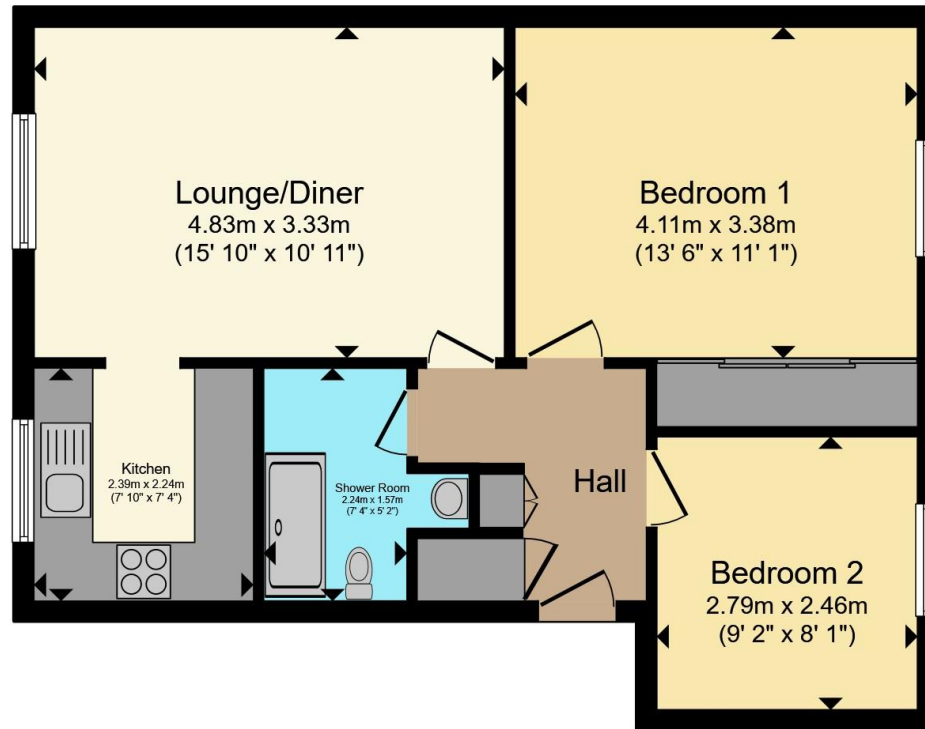
Fully carpeted, double glazed window,, electric heater.

Bathroom

Fully tiled, walk in shower, wash hand basin, and w/c.







Total floor area 55.7 m² (600 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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EPC Rating: D Council Tax Band: B

Service Charge: 1700.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312788

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1973. 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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