



**Connells**

Heather Way  
Hemel Hempstead

# Heather Way Hemel Hempstead HP2 5HF

for sale  
£160,000



## Property Description

A ground floor studio flat located within easy reach to the Hemel Hempstead Old Town. Benefits include a spacious private patio, open plan living area, separate kitchen, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

## Entrance Hall

Door to front and two storage cupboards.

## Lounge

15' 9" x 12' 1" ( 4.80m x 3.68m )

Open to bedroom area with double glazed window, TV point, radiator and double glazed patio doors.

## Kitchen

11' 3" x 5' 4" ( 3.43m x 1.63m )

Fitted with wall and base units with work surfaces to compliment, sin/drainer with splashback, electric oven and hob, plumbing for washing machine and cupboard housing central heating boiler.

## Bedroom Area

8' 2" x 5' 3" ( 2.49m x 1.60m )

Built in cupboard and radiator.

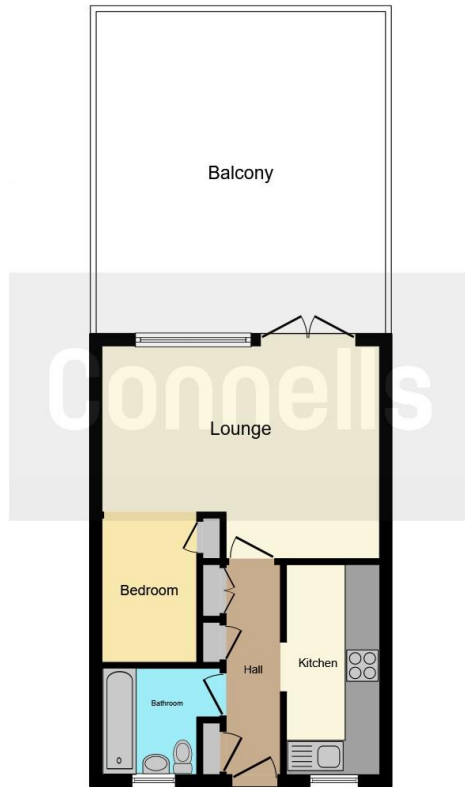
## Bathroom

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

## Outside

Private patio to rear and residents parking.





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: C Council Tax  
 Band: B

Service Charge: 250.00 Ground Rent:  
 10.00

Tenure: Leasehold

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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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