



Connells

Clarendon Close
Hemel Hempstead

Clarendon Close Hemel Hempstead HP2 5UZ

for sale
£195,000



Property Description

A one bedroom flat located within easy access to the Hemel Hempstead Old Town. Benefits include residents parking, spacious lounge, separate kitchen, gas central heating and double glazing.

The property also benefits from being within easy reach to shops and local amenities.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

double glazed window.

Communal Entrance

Door to front with security entry system and stairs to all floors.

Entrance Hall

Door to front with entryphone, radiator and cupboard with tank.

Lounge

14' 5" max x 11' 7" (4.39m max x 3.53m)
Double glazed window, TV point and radiator.

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, gas and electric cooker point, plumbing for washing machine, cupboard, radiator and double glazed window.

Bedroom

11' 7" x 9' 8" (3.53m x 2.95m)
Double glazed window and radiator.

Bathroom

Fitted with bath and shower, wash hand basin, heated towel rail, low level WC, part tiling and





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

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312044

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312044 - 0012