

Connells

The Edge Lawn Lane
Hemel Hempstead

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Hemel Hempstead HP3 9FL

for sale
£280,000







Property Description

A two bedroom ground floor apartment located within easy reach to the Hemel Hempstead Town Centre. Benefits include allocated and visitors parking, an open plan kitchen/living area, balcony, En-Suite to master bedroom, gas central heating and double glazing. OFFERED WITH NO UPPER CHAIN!

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Communal Hallway

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

Hallway

Door to front with entry phone and storage cupboard.

Lounge Open Plan

Double glazed window, TV point, radiator and double glazed door to balcony.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine and dishwasher.

Bedroom 1

Double glazed window, built in wardrobes and radiator.

En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, extractor fan and part tiling.

Bedroom 2

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, radiator, extractor fan and full tiling.

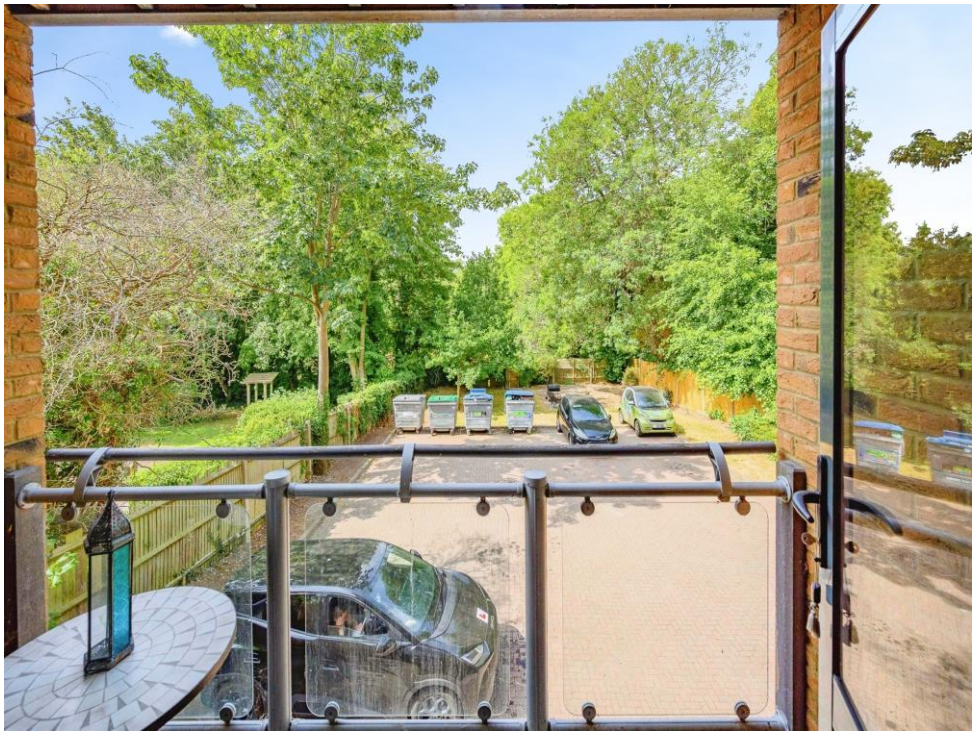
Parking

One allocated parking space.







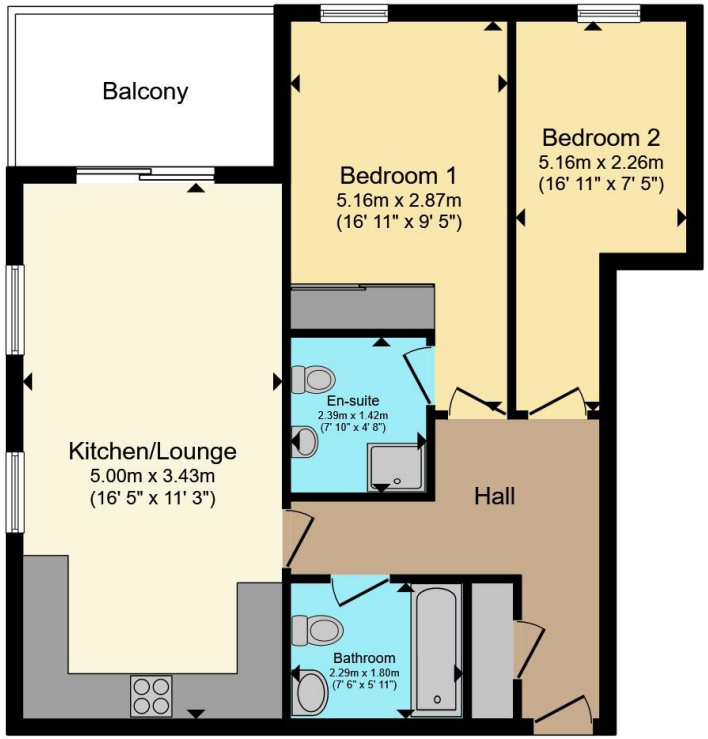












Total floor area 66.2 m² (713 sq.ft.) approx

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

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To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax Band: D

Service Charge: 1546.81

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312900

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.