

Connells

Kd Plaza
Hemel Hempstead

Kd Plaza
Hemel Hempstead HP1 1AX

for sale offers in excess of
£280,000







Property Description

** NO UPPER CHAIN **

Offered to the market with no upper chain, this well-presented two double bedroom ground floor apartment is situated within a popular development, conveniently located in the heart of Hemel Hempstead Town Centre.

The accommodation features a spacious 25ft open-plan lounge/kitchen/dining room, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a modern family bathroom. Additional benefits include stair-free access, double glazing throughout, and an allocated parking space.

Ideally positioned within walking distance of Hemel Hempstead Town Centre, residents can enjoy a wide range of shops, restaurants, cafés and leisure facilities. The property is also conveniently located close to Hemel Hempstead Train Station, offering excellent transport links into London, as well as easy access to the M1 and M25.

Viewing is highly recommended to fully appreciate the space, location and lifestyle this fantastic apartment has to offer.

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 Entrance

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

Entrance Hall

Door to front with entryphone, storage cupboard with plumbing for washing machine, wall mounted electric radiator.

Open Plan Lounge

Double glazed window, TV point, wall mounted electric radiator and double glazed french doors to Juliet balcony.

Open Plan Kitchen

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

Bedroom One

Double glazed window and wall mounted electric heater.

En-Suite

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

Bedroom Two

Double glazed window and wall mounted electric radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, shaver point, heated towel rail and part tiling.

Outside

Parking

Allocated parking space.





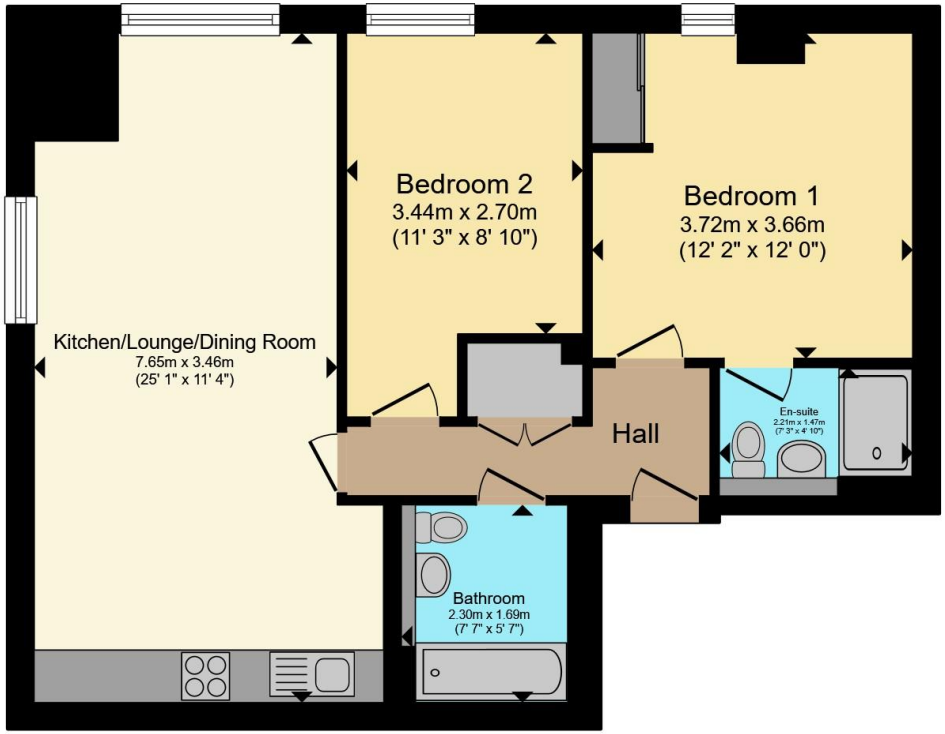





Stay wild







Total floor area 67.8 m² (729 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: D

Council Tax Band: D

Service Charge: 3000.00

Ground Rent: 700.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312976

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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