

Connells

Kents Avenue
Hemel Hempstead

Kents Avenue
Hemel Hempstead HP3 9SW

for sale
£275,000







Property Description

OFFERED WITH NO UPPER CHAIN! THREE BEDROOM flat in Apsley, Hemel Hempstead. Benefits include RESIDENTS PARKING, Gas Central Heating, spacious lounge and bedrooms. Walking distance to the Village shops, pubs, restaurants, schools and easy access to the Station with services to London Euston. Call now to arrange 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.

Entrance Porch

Door to front.

Entrance Hall

Door to front with intercom, radiator and built in storage cupboard.

Lounge

Double glazed window, TV point and radiator.

Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, plumbing for washing machine, central heating boiler, heated towel rail and double glazed window.

Bedroom 1

Double glazed window, built in cupboard and radiator.

Bedoom 2

Double glazed window and radiator.

Bedroom 3

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps and electric shower, wash hand basin, cupboard, heated towel rail, extractor fan and part tiling.

Separate Wc

Fitted with low level WC and wash hand basin.

Outside

Shared residents parking with two parking permits and brick built shed.













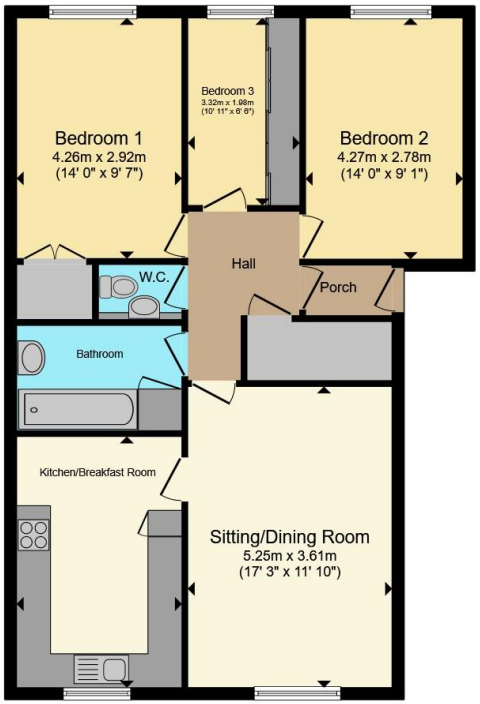

Floor Plan

Total floor area 83.9 m² (903 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

Connells

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: 600.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312679

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 May 1988. 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.