

Connells

Handleys Court Selden Hill
Hemel Hempstead

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Hemel Hempstead HP2 4FW

for sale
£200,000







Property Description

Situated in the heart of the town centre, this well-presented one-bedroom apartment at Handley's Court offers modern and convenient living. Ideally positioned close to a range of shops, restaurants, and amenities, the property is also within easy reach of excellent transport links, making it perfect for commuters and those seeking a vibrant lifestyle.

The apartment features a bright and spacious living area with a Juliette balcony, allowing plenty of natural light to flow through the space. The property is well maintained throughout, creating a comfortable and move-in-ready home that will appeal to both first-time buyers and investors alike.

Further benefits include allocated parking and lift access to all floors, enhancing both practicality and ease of living. With its prime location and attractive features, this apartment represents a fantastic opportunity—call us now to arrange your 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

Intercom, stairs and lift to all floors.

Entrance Hall

Entryphone system cupboard with boiler.

Kitchen/Lounge

Electric heater and juliet balcony. Fitted kitchen with wall and base units with work tops to compliment, sink/drainer, electric oven and hob with cooker hood, washing machine, dishwasher and fridge freezer.

Bedroom 1

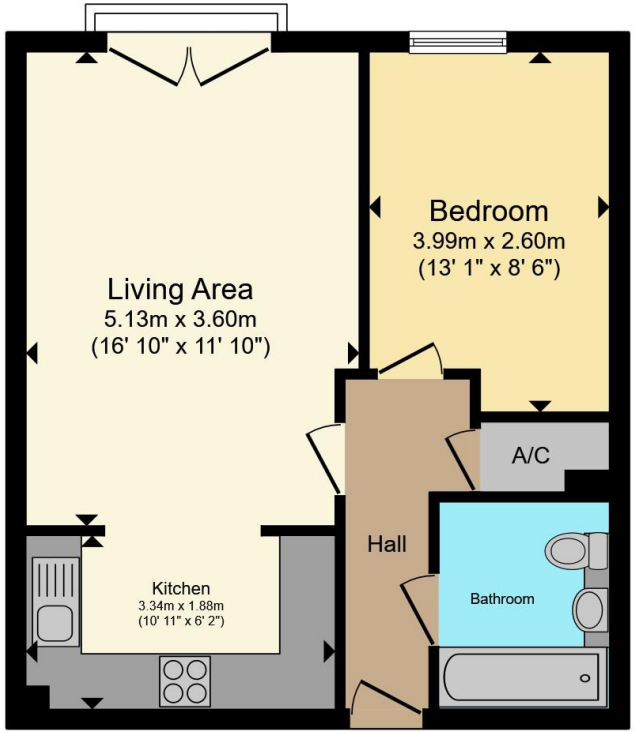
Double glazed window and eletric heater.

Bathroom

Part tiled, bath tub, w/c, wash hand basin and heated towel rail.











Total floor area 44.8 m² (482 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: B

Council Tax Band: D

Service Charge: 2280.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312772

This is a Leasehold property with details as follows; Term of Lease 150 years from 28 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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.