



**FOR  
SALE**

34 Chenies Court, Hemel Hempstead

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This spacious two-bedroom, second-floor apartment with a long lease is situated on a popular road, just a short distance from local shops and primary schools. With residents' parking and a well-designed layout, this property is perfect for investors or first-time buyers.

The apartment features a bright and spacious lounge/diner, providing a welcoming space to relax. The well-equipped kitchen offers plenty of cupboard storage, space for a fridge freezer and washing machine, plus a built-in oven with hob.

The property boasts a generous double bedroom and a well-proportioned second bedroom, ideal for guests, a home office, or additional storage. The bathroom includes a bathtub with an overhead shower, WC, and sink.

Located close to local amenities, schools, and excellent transport links, this fantastic property offers both comfort and convenience. Don't miss out on this excellent opportunity.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedroom Apartment
- Top Floor
- Immaculate condition
- CHAIN FREE
- 146 Year lease



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## Floor Plan

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 54.4 sq. metres (585.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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