







# Shared Ownership £130,000

**\*40% SHARED OWNERSHIP\*** We are delighted to offer for sale this superbly presented two bedroom first floor apartment located within walking distance to Hemel mainline station and just a stones throw of Hemel town centre. Offered with no upper chain and boasting allocated secure parking, two double bedrooms a luxury bathroom and fitted kitchen, gas central heating and double glazing.

# Property Description

## Entrance

Security door with entry system, stairs and lift to all floors.

## Entrance Hall

Front door opens to the entrance hall, double doors to cloaks cupboard, door to laundry cupboard with space and plumbing for washing machine, entry phone system.

## Lounge

A dual aspect room with double glazed windows to both the rear and side, TV point radiator, recessed spot lights.

## Kitchen Area

Fitted with a range of base and eye level storage units with complimentary work surface areas, inset single drainer sink unit with mixer tap, built in electric hob with extractor hood over and electric oven below, integrated fridge freezer, recessed spot lights.

## Bedroom One

Double glazed window, radiator, built in wardrobes with sliding mirrored doors, TV pont.

## Bedroom Two

Double glazed window, radiator, TV point.

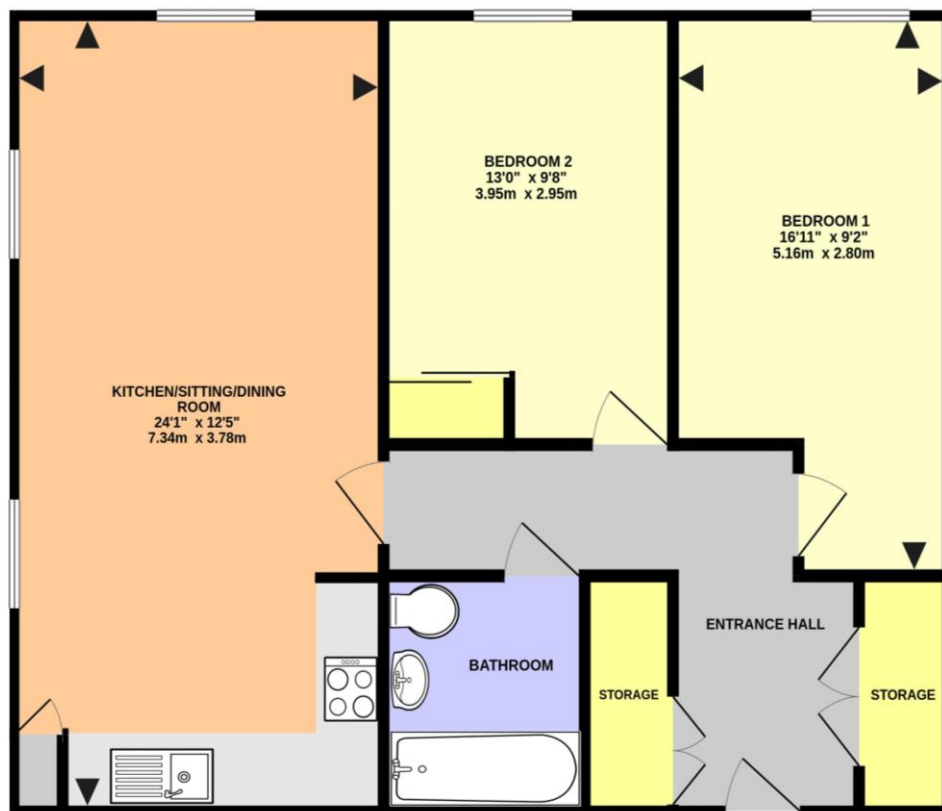
## Bathroom

A luxury three piece suite comprising a low level WC and wash hand basin housed in a vanity unit and surround, bath with shower over, tiled surrounds, recessed spot lights heated towel rail, extractor fan.

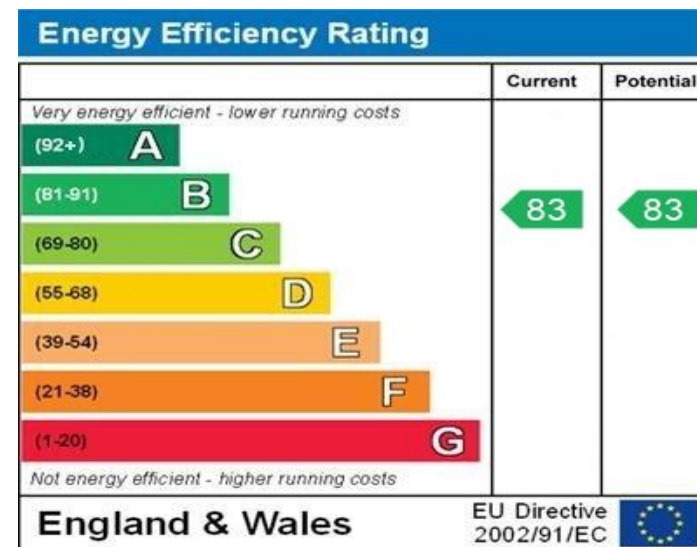
## Outside

## Parking

Allocated parking space within the secured parking area.



HEMEL HEMPSTEAD HP1 1EB (PRODUCED FOR MICHAEL ANTHONY)  
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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