







**Offers in Excess of  
£200,000**

We are delighted to bring to the market this Luxury One double bedroom Apartment located on the 19th Floor in the Iconic Kodak Tower, offering stunning views over Hemel Hempstead. offered with NO UPPER CHAIN and briefly comprising, Security Entry Telephone System, Entrance Hall, Lounge/Diner with full length windows, Fully Fitted Kitchen, Double Bedroom with WALK IN WARDROBE, Luxury Fitted Bathroom, ALLOCATED PARKING SPACE. The property is situated in Hemel Hempstead Town Centre and offers fantastic transport links including M1 & M25 motor ways and HEMEL HEMPSTEAD Train station.

# Property Description

## **Communal Entrance**

Security entry system with lift and stairs to all floors.

## **Entrance Hall**

Front door opens to. Security entry video system. Utility storage cupboard with space and plumbing for an automatic washing machine. Electric panel heater. Chrome recessed ceiling lighting.

## **Open Plan Lounge/ Kitchen**

Full length double glazed windows with glorious views of the town and the countryside beyond. Electric panel heater. TV point. Opening to the kitchen.

## **Kitchen**

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of base and eye level storage units, work surfaces and matching splashbacks. Integrated stainless steel NEFF oven and grill. Integrated NEFF hob with stainless steel splash back and NEFF extractor over. plumbing and space for dishwasher. Integrated fridge and freezer. Chrome recessed ceiling lighting, tiled flooring.

## **Bedroom**

Full length double glazed window with glorious views towards Hemel Hempstead Old Town and the countryside beyond. Electric panel heater. Door to walk in wardrobe.

## **Walk in Wardrobe**

With shelving, rails and lighting.

## **Bathroom**

Fitted in white with chrome fittings and comprising of a panelled bath with mixer tap and shower attachment over bath, wall hung wash hand basin with mixer tap and low level WC with concealed cistern. Chrome heated towel rail. Colour co-ordinated part tiled walls. Mirror fronted wall unit. Tiled flooring. Chrome recessed ceiling lighting.

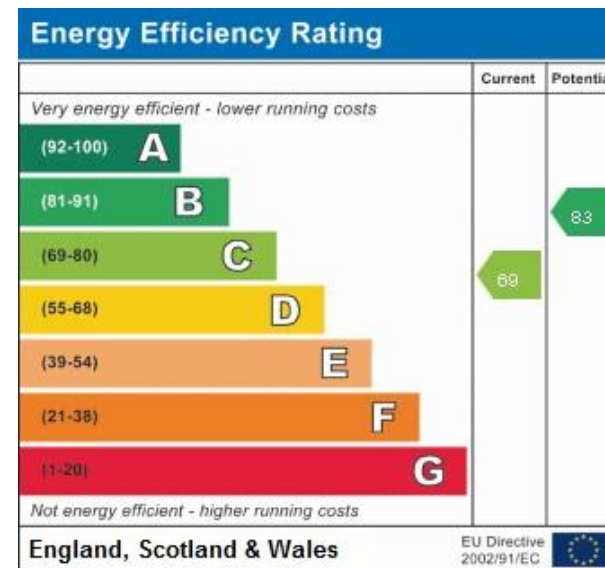
## **Parking**

Allocated secure parking space.

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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