

**Offers in the Region  
Of £230,000**

Situated in the Old Town a moments walk from popular restaurants, bars, cafes and shops and also Gadebridge Park, this two bedroom split level apartment is in need of modernisation throughout offering fantastic opportunity for investors or first time buyers. Comprising separate kitchen, bathroom, living room and two bedrooms. Additionally there is a communal garden and allocated parking. NO ONWARD CHAIN

# Property Description

## Entrance Porch

Secure communal door, stairs rising to all floors.

## Entrance Hall

Intercom system, doors to lounge, kitchen and bathroom, stairs to landing.

## Lounge

Double glazed window to rear, radiator.

## Kitchen

Double glazed window to rear, radiator, range of wall and floor mounted units, intergrated oven, electric hob with extractor fan over, space for washing machine, space for fridge freezer.

## Bathroom

Frosted double glazed window to side aspect, panel bath with shower over and mixer tap, hand wash basin, wc.

## Landing

Doors to bedrooms, storage cupboard.

## Bedroom One

Double glazed window to front, radiator, two built in storage cupboards, access to loft.

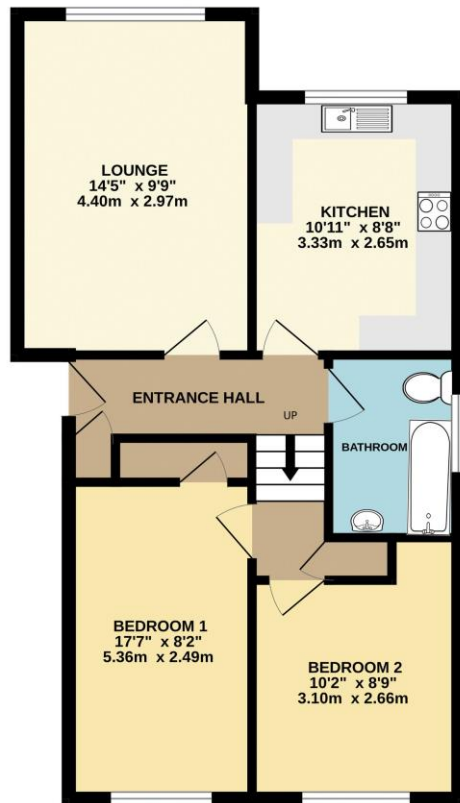
## Bedroom Two

Double glazed window to front, radiator, built in storage cupboard.

## Rear Garden

Communal garden, allocated parking.

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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.  
Made with Metropix 5/2025

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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | [hemel@maea.co.uk](mailto:hemel@maea.co.uk)