



View of block



**£165,000**

Set in the heart of the town centre within walking distance to a host of amenities including shops, bars, cafes and eateries, this one bedroom flat comprises kitchen/lounge, double bedroom with built in storage and a bathroom. the apartment boasts underfloor heating throughout.

# Property Description

## **COMMUNAL ENTRANCE**

Secure communal door, stairs and lift to all floors.

## **ENTRANCE**

Doors to all rooms.

## **LOUNGE/KITCHEN**

Floor to ceiling double glazed window to side aspect. Floor standing and wall mounted units with roll edge work surface over, stainless steel single drainer sink with mixer tap, integrated oven and electric hob with extractor over, integrated washing machine, spotlights. Underfloor heating, wood effect flooring.

## **BEDROOM**

Double glazed window to side aspect. Underfloor heating, wood effect flooring.

## **BATHROOM**

Low level w.c., pedestal wash hand basin with mixer tap, panelled bath with shower over, built in storage cupboard, wall mounted mirror with light, part tiled walls, heated towel rail.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

## **LEASE INFORMATION**

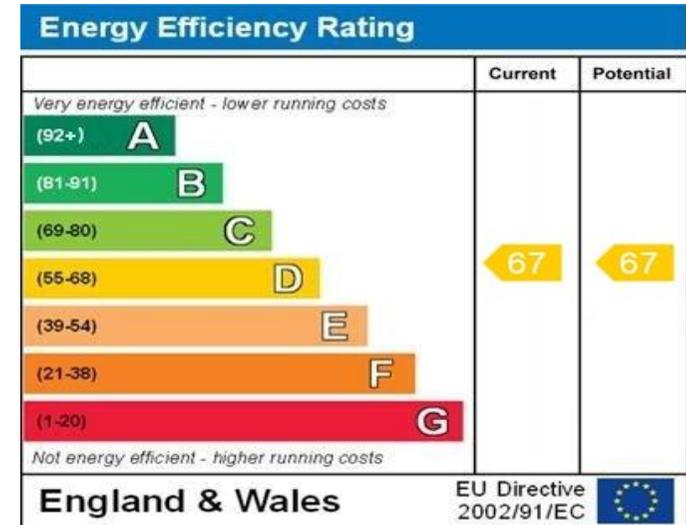
Years remaining: 116

Ground rent: £300 per anum

Service charges: £1320 per anum



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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