





**Offers in Excess of
£250,000**

Set in a quiet location close to the Town Centre, this well presented two bedroom second floor apartment comprises lounge/dining room, modern fitted kitchen & bathroom, two double bedrooms and an ensuite shower room. Additionally, the property benefits from a communal garden, secure video intercom system and under croft parking with one allocated space.

Property Description

COMMUNAL ENTRANCE

Communal entrance with secure intercom system, stairs rising to all floors.

ENTRANCE

Door to:

ENTRANCE HALL

Video intercom, radiator, doors to all rooms.

LOUNGE/DINING ROOM

Double glazed windows and doors to front and side aspects. Two radiators, television point, built-in storage cupboard, opening to kitchen.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated induction hob with extractor fan over, integrated oven, integrated washer dryer, space for fridge freezer, tiled splashback, wall-mounted gas combi boiler.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes and storage cupboards, door to en-suite.

EN-SUITE

Low level WC, pedestal wash hand basin, walk-in shower unit, radiator, part tiled walls, spotlights, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, mixer tap with rinser, part tiled walls, spotlights, radiator, extractor fan.

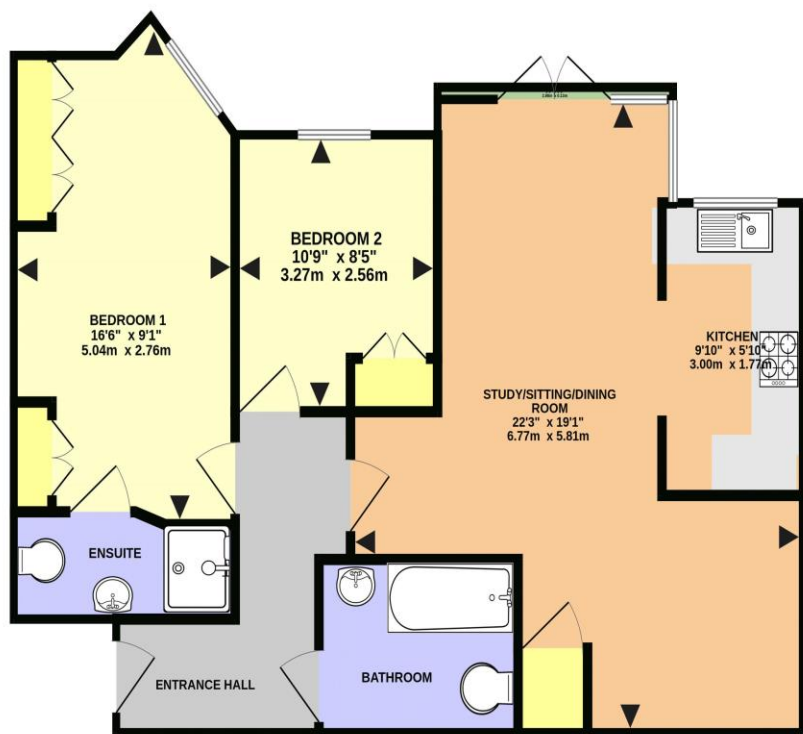
OUTSIDE

PARKING

One allocated parking space in undercroft car park.

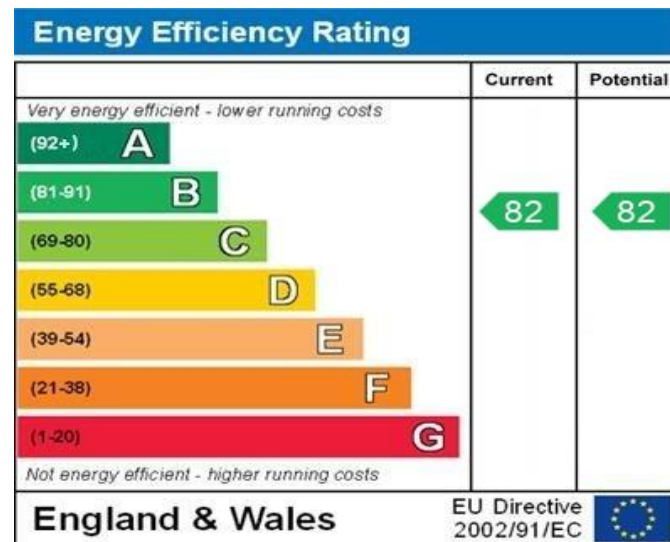
COMMUNAL GARDENS

Mainly laid to lawn.



GADEBURY HEIGHTS, HEMEL HEMPSTEAD HP1 1HG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 689 sq. ft. (64.0 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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