







**£265,000**

Situated within easy reach of the Town Centre, this well superbly presented two bedroom top floor apartment comprises lounge/dining room with a balcony, modern fitted kitchen & bathroom, master bedroom with a balcony and a refitted 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

## **ENTRANCE**

Secure communal door to hallway, stairs rising to third floor.

## **ENTRANCE HALL**

Radiator, doors to all rooms.

## **LOUNGE/DINING ROOM**

Double glazed doors to balcony. Two radiators, built-in storage cupboard, opening to:

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of floor and wall-mounted units with granite work top over, stainless steel sink with drainer, integrated oven and electric hob with extractor fan over, space for washing machine and fridge freezer, wall-mounted gas boiler, tiled floor, tiled splashback.

## **BEDROOM ONE**

Double glazed doors to balcony. Radiator, a range of built-in wardrobes, door to:

## **EN-SUITE**

Low level WC, part tiled walls, walk-in shower, wash hand basin in vanity unit, heated towel rail, tiled floor.

## **BEDROOM TWO**

Double glazed door to front. Radiator, built-in wardrobe.

## **BATHROOM**

Low level WC, wash hand basin in vanity unit, panelled bath with shower over, heated towel rail, tiled floor, part tiled walls.

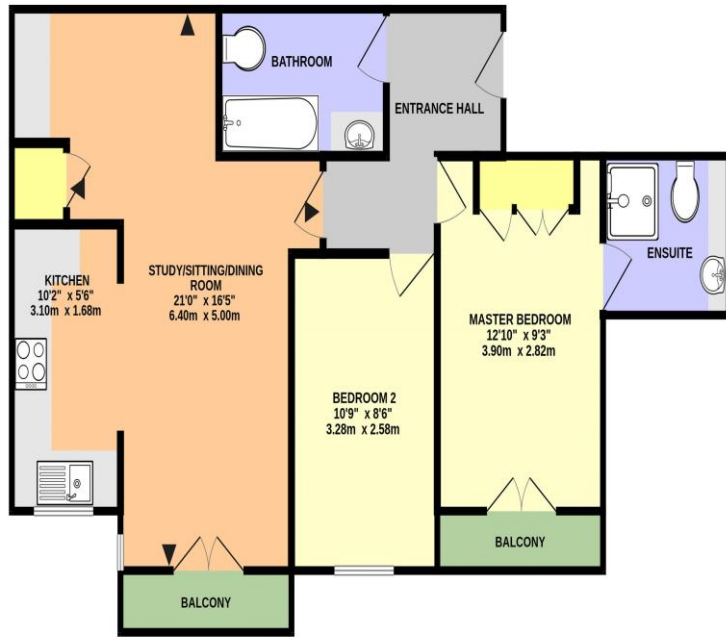
## **OUTSIDE**

## **PARKING**

Allocated parking space in undercroft car park.

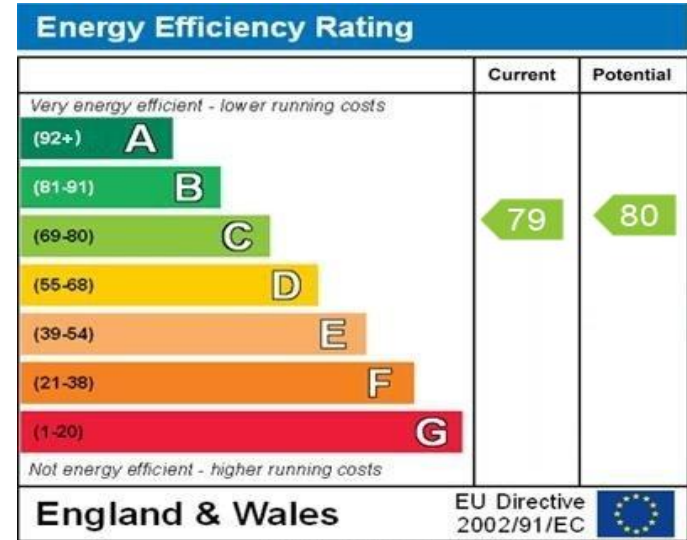
## **COMMUNAL GARDEN**

Mainly laid to lawn.



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

TOTAL FLOOR AREA: 675 sq ft. (62.7 sq m.) approx.  
 No accuracy to this image, list or measurements is guaranteed  
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