







**£250,000**

Set in a quiet, sought after development in Boxmoor, within walking distance to Hemel Hempstead mainline station is this well presented two-bedroom first floor apartment. The property comprises a spacious lounge with Juliette balcony, modern kitchen & bathroom and two generous bedrooms. Additionally, the property benefits from an allocated parking space. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Secure intercom system, stairs rising to first floor. Front door to:

## ENTRANCE HALL

Airing cupboard housing hot water cylinder, doors to all rooms, wood effect flooring, electric radiator.

## LOUNGE

Double glazed window to front aspect, double glazed sliding door to Juliette balcony, electric radiator.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of floor and wall-mounted units with solid wood worktops, sink with drainer and mixer tap, integrated electric oven and hob with extractor fan over, integrated washing machine and dishwasher, space for fridge freezer.

## BEDROOM ONE

Double glazed window to front aspect. Electric radiator, storage area.

## BEDROOM TWO

Double glazed window to front aspect. Electric radiator.

## BATHROOM

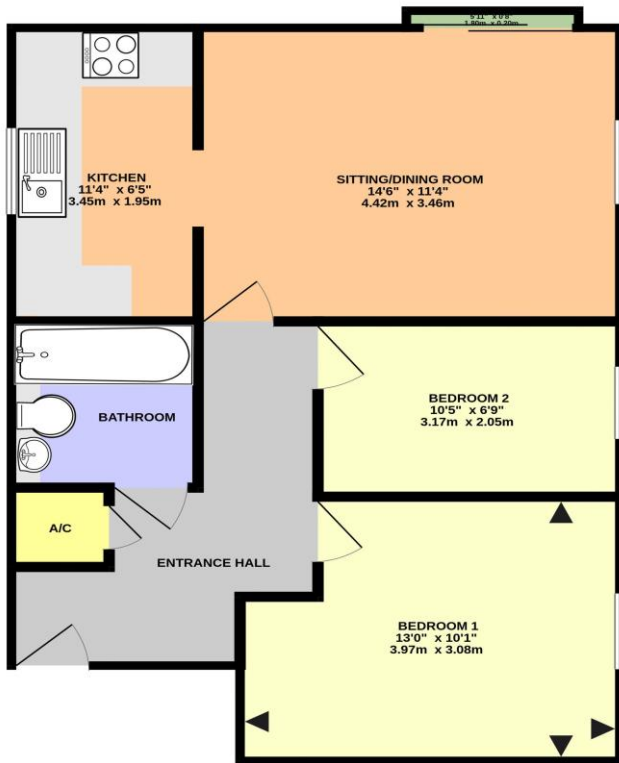
Low level WC with concealed cistern, wash hand basin in vanity unit, panelled bath with shower over, tiled walls.

## OUTSIDE

## PARKING

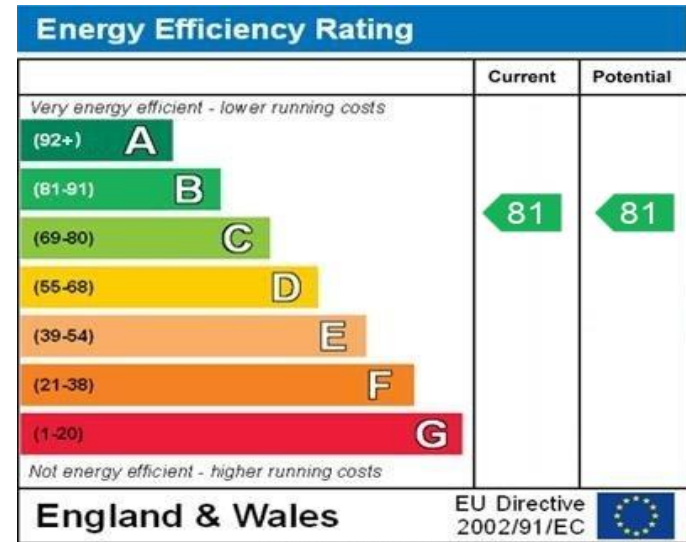
One allocated parking space.

## COMMUNAL GARDEN



HARDINGS CLOSE, HEMEL HEMPSTEAD HP3 9AG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.  
No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2025



WWW.EPC4U.COM

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