







**Offers in Excess of  
£199,500**

Situated within a short walk of Hemel mainline station, this one bedroom ground floor flat is offered in excellent condition throughout and boasts a luxury refitted shower room, spacious lounge, fitted kitchen a double bedroom with built in wardrobe. With gas central heating, replacement double glazing and low service charges.

# Property Description

## Entrance

Security front door with entry phone to communal hallway.

## Entrance Hall

Hardwood front door, entry phone, radiator, storage cupboard.

## Lounge

Double glazed bay window to the front, radiator TV point, wood effect flooring, phone point, thermostat control.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas, inset single drainer sink unit with mixer tap set below double glazed window to the rear, four ring gas hob with extractor hood over, built in electric oven, plumbing and space for washing machine, tiled surrounds, radiator.

## Bedroom

Double glazed window to the rear, radiator, built in wardrobe.

## Shower Room

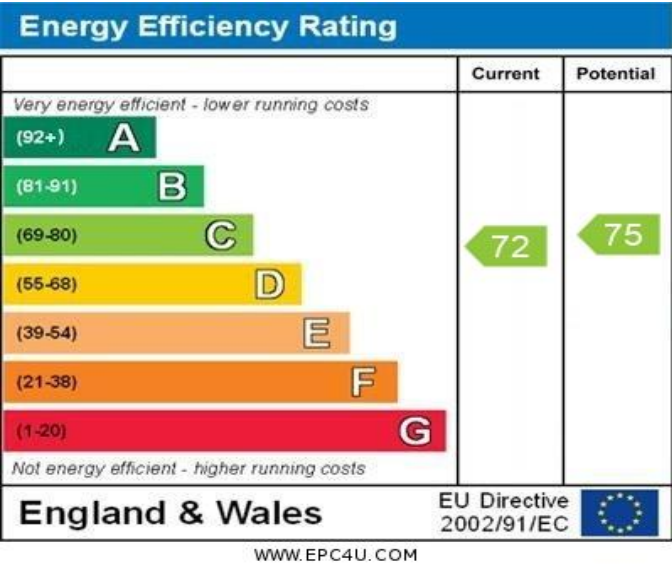
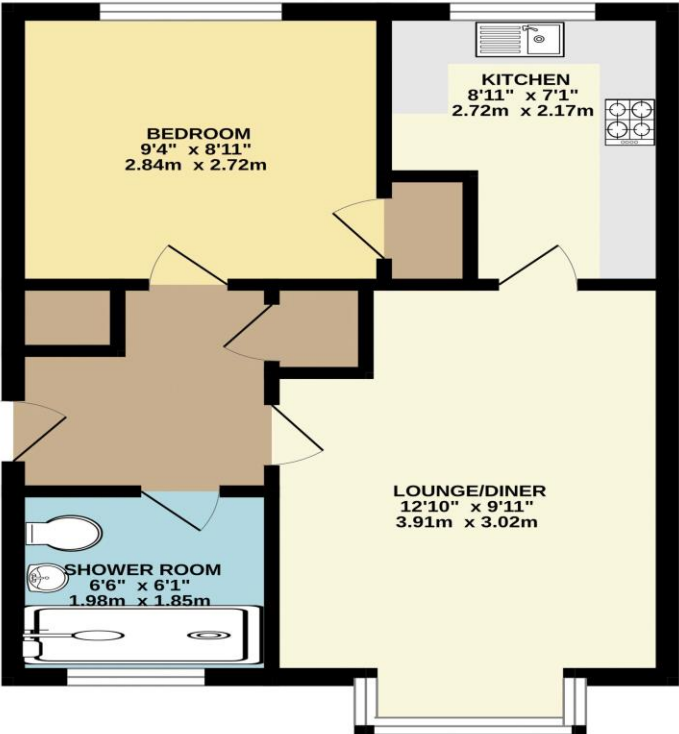
A luxury refitted shower room with walk in shower, with glass screen. With hand held shower attachment and fixed rainfall shower head, WC with concealed cistern, wall hung wash hand basin with mixer tap housed in a vanity unit with cupboard below and feature lighting. heated mirror with recessed spot lighting over, fully tiled with matching floor tiles and under floor heating, heated towel rail. Double glazed window to the front.

## Outside

## Communal Gardens

## Residents Parking

GROUND FLOOR



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