







**£265,000**

Situated in a tucked away location just a short walk to the Old Town featuring a host of restaurants, cafe's and shops, this wonderful two bedroom apartment has been finished to a high standard throughout. Featuring a modern interior, generous room sizes and a clean, contemporary feel from top to bottom. The property also benefits from allocated parking and a long lease of approximately 130 years.

# Property Description

## COMMUNAL ENTRANCE

Communal door with intercom.

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to bedrooms, lounge and bathroom, two storage cupboards, spotlights, intercom, radiator, loft access.

## LOUNGE/DINER

Double glazed window to front aspect. Radiator, spotlights, television point, door to kitchen.

## KITCHEN

Double glazed window to rear 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 dishwasher and oven, gas hob, space for fridge freezer, washing machine and tumble dryer, combi boiler in cabinet, spotlights.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, spotlights, built-in wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

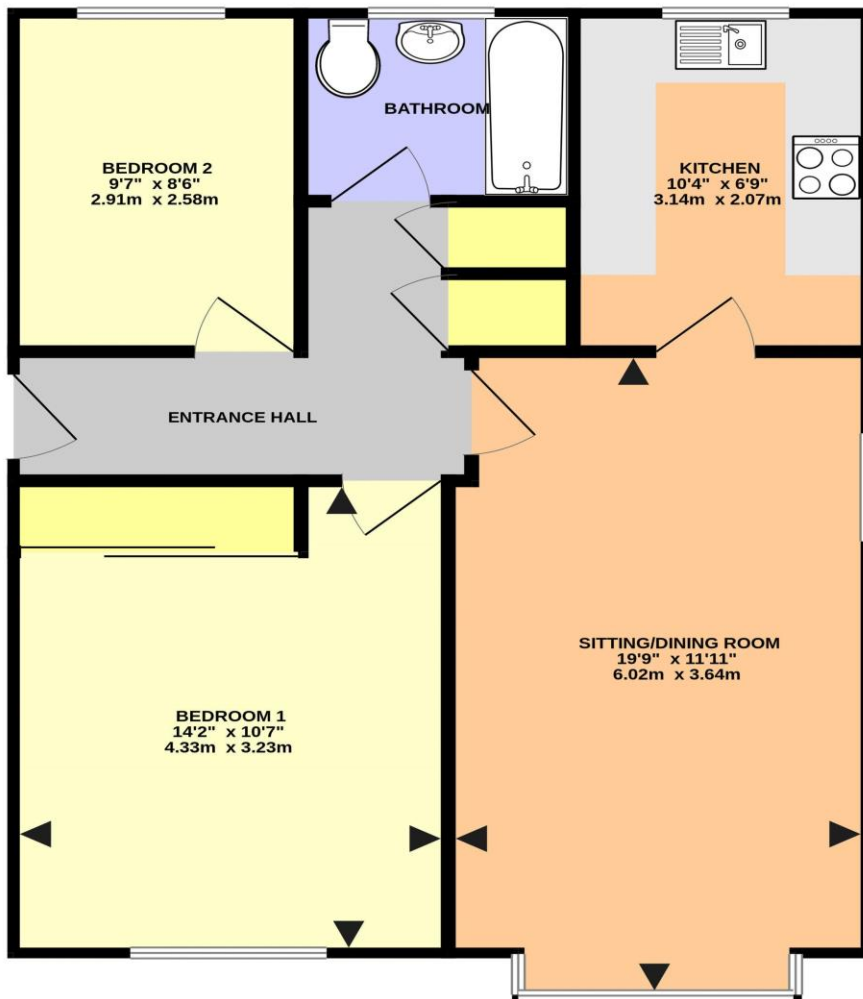
Double glazed frosted window to rear aspect. Heated towel rail, spotlights, low level WC, wall-mounted wash hand basin with storage and mixer tap, panelled bath with shower over.

## OUTSIDE

## PARKING

One allocated parking space, and visitors parking.

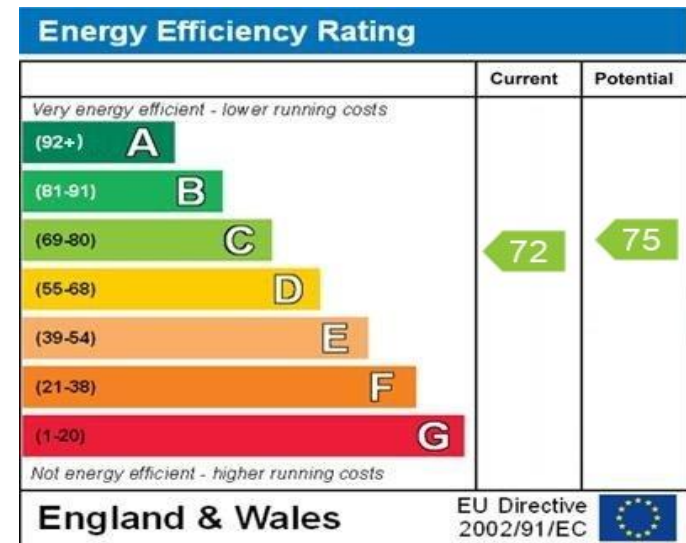
## COMMUNAL GARDENS



THE MALTINGS, HEMEL HEMPSTEAD HP2 5JB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk