

for sale

£330,000



The Foundry Dacorum Way Hemel Hempstead HP1 1BF

Two double bedroom executive apartment at the sought-after Foundry development, Hemel Hempstead. Covered by NHBC Warranty, benefits include **ALLOCATED PARKING**, open-plan lounge/kitchen/diner with integrated appliances, wood-laminate flooring, luxury family bathroom and **EN-SUITE**. Call now to view!



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Communal Entrance

Gated entrance leading to door to front with security entry and stairs and lift to all floors.

Entrance Hall

Door to front, storage cupboard with plumbing for washing machine and mega floe, wall mounted electric heater and wood laminate flooring.

Lounge

16' 1" x 10' 2" (4.90m x 3.10m)

L shaped and open plan to kitchen/ diner, TV point, wood laminate flooring and double glazed doors to Juliet balcony.

Kitchen/ Diner

11' 7" x 9' 2" (3.53m x 2.79m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, integrated electric oven and hob, integrated fridge/freezer, integrated dishwasher, wall mounted electric heater wood laminate flooring and two double glazed windows.



Bedroom 1

14' 4" x 8' 8" (4.37m x 2.64m)

Double glazed window, built in wardrobes, TV point, wall mounted electric heater.

En-Suite

Fitted with shower cubicle, wash hand basin, heated rowel rail, low level WC and full tiling.

Bedroom 2

10' 9" x 10' 9" (3.28m x 3.28m)

Floor to ceiling double glazed window, TV point and wall mounted electric heater.

Bathroom

Fitted with bath and shower, wash hand basin, heated rowel rail, low level WC and part tiling.

Outside

Communal garden and one allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HEM311635 - 0013

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HEM311635

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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