



**Connells**

The Foundry Dacorum Way  
Hemel Hempstead



# The Foundry Dacorum Way Hemel Hempstead HP1 1BG

for sale offers in excess of  
**£340,000**



## Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT, 2 double bedroom GROUND FLOOR executive apartment at The Foundry, Hemel Hempstead. Benefits include ALLOCATED PARKING, modern fitted kitchen with integrated appliances, EN-SUITE, luxury family bathroom and full-length balcony. The development features a communal "work-hub", BBQ areas and grounds with access to the River Gade. Town Centre location and with easy access to the Station, the Old High Street and Gadebridge Park. Call now to arrange a viewing!

## Communal Entrance

Door to front with security entry system with stairs and lifts to all floors, communal "Work Hub".

## Entrance Hall

Door to front with entryphone, cupboard with plumbing for washing machine and megaflo, wood laminate flooring.

## Lounge Open Plan

24' 3" x 11' 6" ( 7.39m x 3.51m )

Double glazed window, TV point wall mounted electric heater and double glazed door to balcony.

## Balcony

Full length balcony.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated electric oven and hob with cookerhood, integrated dishwasher and fridge/freezer, wall mounted electric heater and double glazed window.

## Bedroom 1

17' 9" max x 9' 1" ( 5.41m max x 2.77m )

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

## En-Suite

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

## Bedroom 2

13' 2" x 9' 8" ( 4.01m x 2.95m )

Double glazed window and wall mounted electric heater.

## Bathroom

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

## Allocated Parking Space



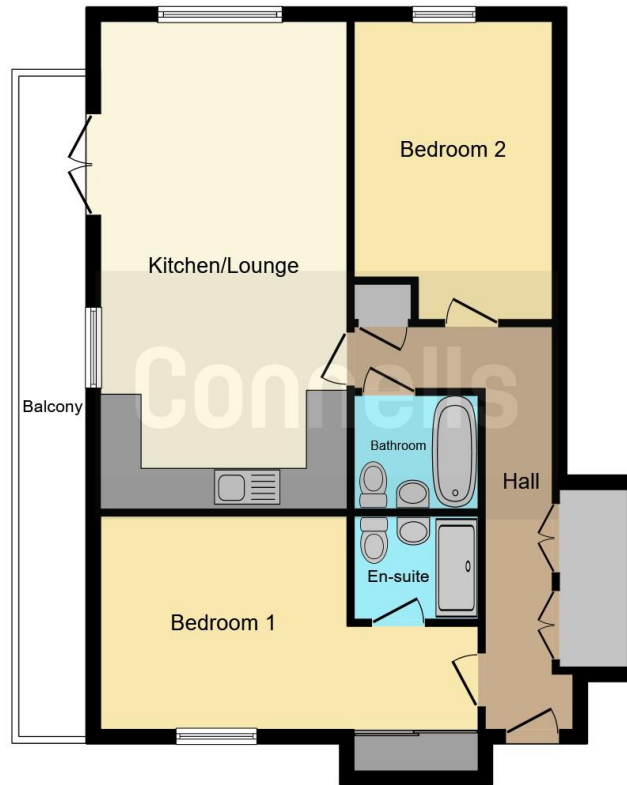












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312541](http://connells.co.uk/Property/HEM312541)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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