



**The Foundry Dacorum Way,HEMEL HEMPSTEAD HP1 1BG**



**welcome to**

**The Foundry Dacorum Way, HEMEL HEMPSTEAD**

The Foundry is an exceptional collection of apartments that enjoy a tranquil location on the banks of the River Gade with leafy surrounds. Fully functional Work Hub and outdoor Table Tennis & BBQ area & 0.4 miles of the centre of Marlowes Shopping Centre. Give us a call for more information !





Total floor area 70.1 m<sup>2</sup> (755 sq.ft.) approx

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)

**Entrance Hall**

**Utility Cupboard**

**Open Plan Lounge / Kitchen**

26' 8" To Max x 10' 10" To Max ( 8.13m To Max x 3.30m To Max )

**Balcony**

**Bedroom One**

18' 5" To Max x 11' 4" To Max ( 5.61m To Max x 3.45m To Max )

**En-Suite**

**Bedroom Two**

14' 6" To Max x 8' 2" ( 4.42m To Max x 2.49m )

**Juliet Balcony**

**Bathroom**

**Outside**

**Allocated Parking**

welcome to

## The Foundry Dacorum Way, HEMEL HEMPSTEAD

- Two Bedroom Apartment On The Banks Of The River Gade With Allocated Parking
- Gated Development With Video Entry System & Concierge Service
- Very Well Presented Throughout
- Spacious & Modern Open Plan Living Accommodation With Balcony
- Modern Family Bathroom & En-Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1820.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111205](https://www.brownandmerry.co.uk/Property/HHD111205)



Property Ref:  
HHD111205 - 0003

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