



## Augustus House, Hemel Hempstead, HP1 1DP

### **£84,000**

Located in this exclusive and sought after modern town centre development is this 35% shared ownership purpose built ground floor apartment. Boasting one bedroom, 16'11" living room with private terrace, fitted kitchen, double glazing, underfloor heating and allocated parking. Located within easy reach of the local shops, transport links and Hemel Old Town.

### Communal Hallway

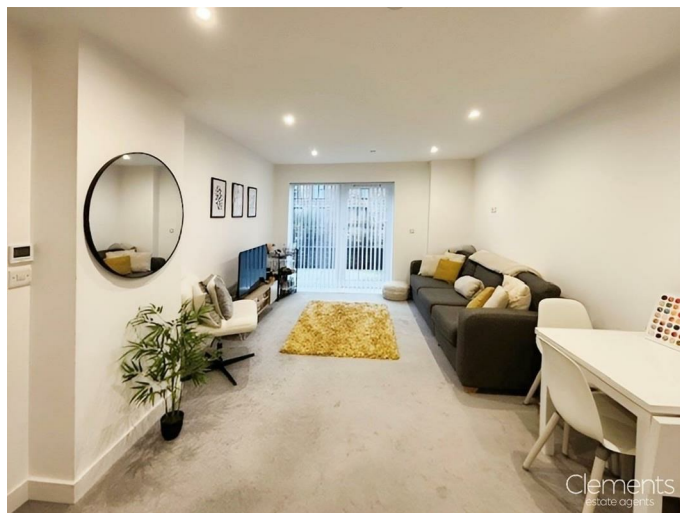
Stairs and lifts to all floors and access to communal gardens.

### Entrance Hall



Door to front, walk in storage cupboard, double cupboard with plumbing for washing machine, entryphone system and individual room under floor heater control.

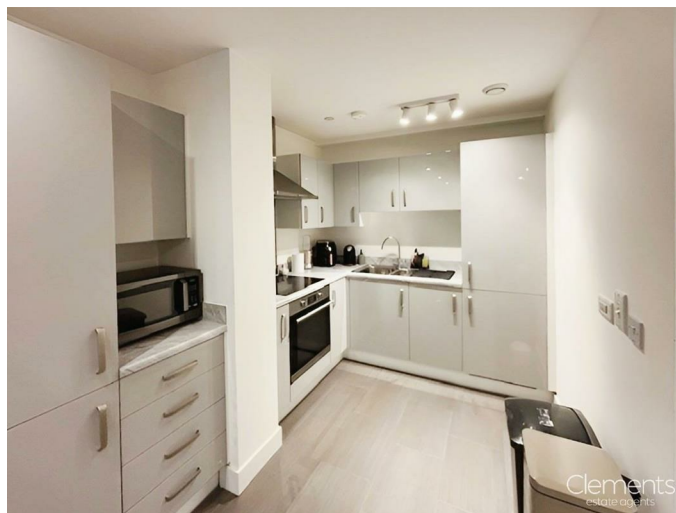
### Living Room 16'11 max x 11'7 max (5.16m max x 3.53m max)



Double glazed door to private terrace, TV point and individual room under floor heater control.

### Private Terrace

### Kitchen 10'3 x 7'8 (3.12m x 2.34m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, electric hob with cooker hood over, electric oven, stainless steel 1 1/2 bowl sink and drainer and integrated fridge freezer.

### Bedroom 10'8 x 10'4 to wardrobes (3.25m x 3.15m to wardrobes)



Two double glazed windows, fitted wardrobes and individual room under floor heater control.

## Bathroom



Panelled bath with power shower over, pedestal wash hand basin, low level wc with hidden cistern, shaver point, heated towel rail, extractor fan, and part tiling.

### **Allocated Parking**

One allocated parking space.

Floor Plan

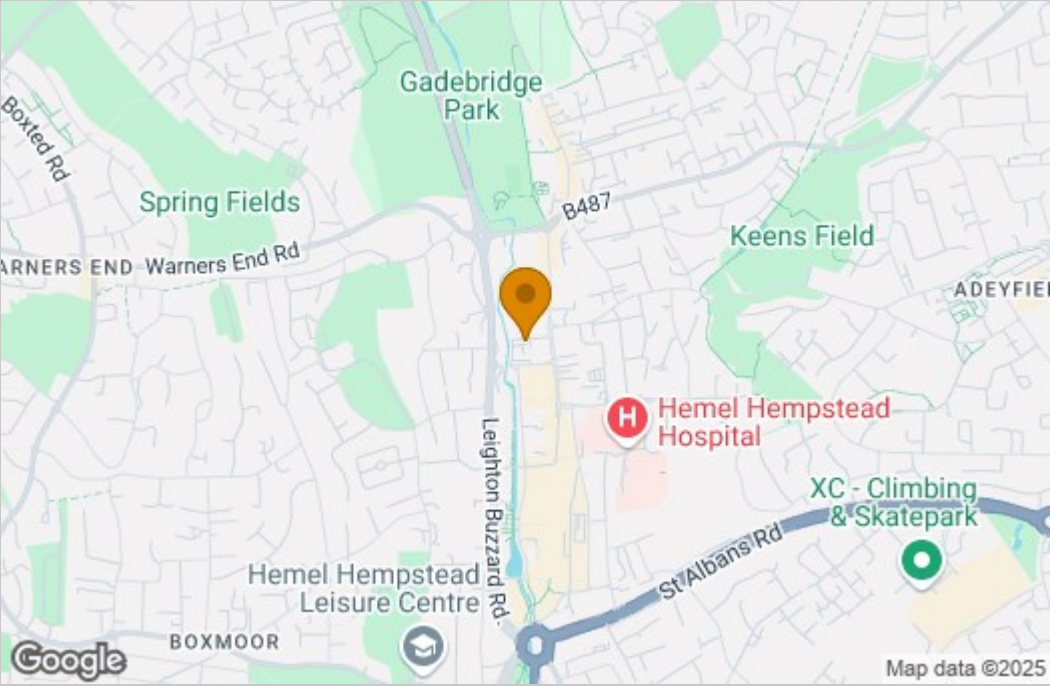


TOTAL: 0.0 m² (0 sq.ft.)

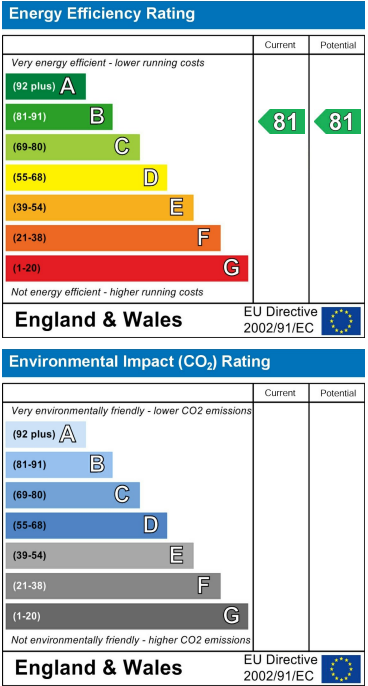
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.