

## Augustus House

Dacorum Way, Hemel Hempstead, HP1 1DP

Located in this exclusive and sought after modern town centre development is this 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.

**£245,000**

# 1 Augustus House

Dacorum Way, Hemel Hempstead, HP1 1DP



- Town Centre Location
- Modern Purpose Built Apartment
- Ground Floor
- One Bedroom
- Fitted Kitchen
- Double Glazing
- Under Floor Heating
- Private Terrace
- No Upper Chain

## Communal Hallway

## Entrance Hall

## Living Room

16'11 max x 11'7 max (5.16m max x 3.53m max)

## Private Terrace

## Kitchen

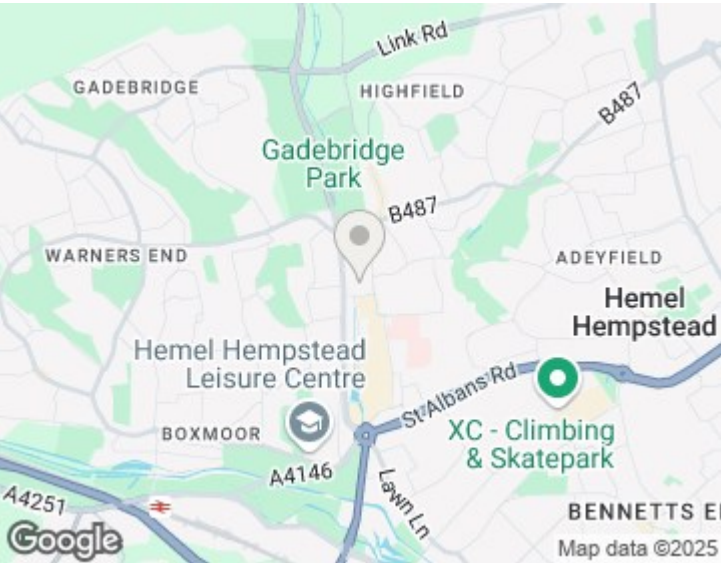
10'3 x 7'8 (3.12m x 2.34m)

## Bedroom

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

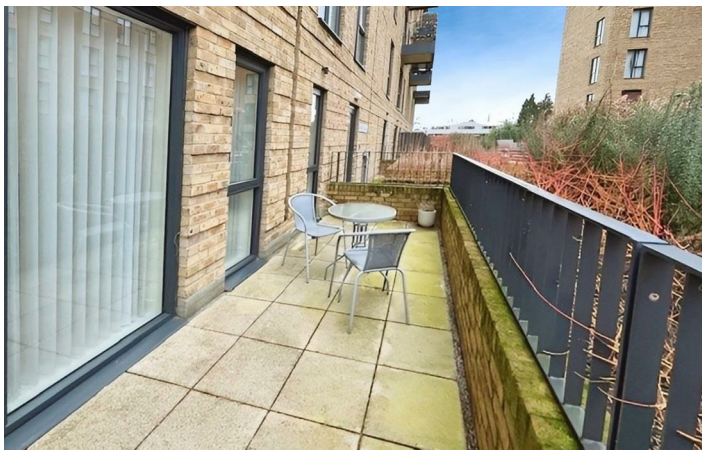
## Bathroom

## Allocated Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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](http://www.Propertybox.io)



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