



## Dacorum Way, Hemel Hempstead, HP1 1BF

### **£325,000**

Situated within this modern Town Centre gated development is this immaculate fourth floor apartment on the door step of all local amenities and being offered with the benefit of NO UPPER CHAIN. The apartment boasts two bedrooms, open plan kitchen / living area with access to balcony, ample storage, stunning bathroom, double glazing and allocated parking. The communal areas are both unique and perfectly maintained with a BBQ area and table tennis area as and access to a residents work hub.



### Communal Hallway



Secure entry phone system and stairs and lift to all floors.

### Entrance Hallway



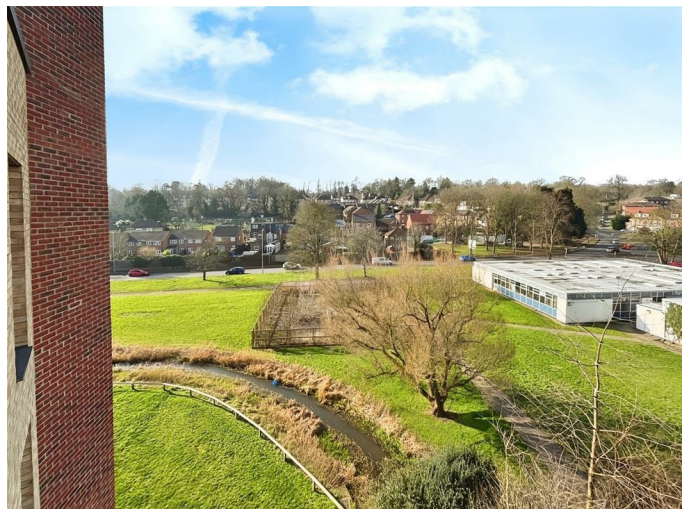
Door to front, entryphone, electric heater, wood flooring and walk in storage cupboard with plumbing for washer/dryer.

### Open Plan Lounge 20'2 max x 13'1 max (6.15m max x 3.99m max )



Double glazed door to balcony, electric heater, wood flooring and TV point.

### Balcony



### Open Plan Kitchen



Modern fitted kitchen with wall and base units and work surfaces to compliment, 1 1/2 bowl

stainless steel sink with drainer, electric oven, electric hob with cooker hood over, integrated dishwasher, integrated fridge freezer and tiled splash backs.

**Bedroom One 17'1 max x 12'2 max (5.21m max x 3.71m max)**



Two double glazed windows, fitted wardrobes and electric heater.

**Bedroom Two 11'3 x 7'10 (3.43m x 2.39m)**



Double glazed window and electric heater.

**Bathroom**



Panelled bath with mixer taps and power shower over, wash hand basin, low level wc with hidden cistern, heated towel rail, extractor fan, wall mounted fitted mirrored cupboard, tiled flooring and part tiled walls.

**Allocated Parking**

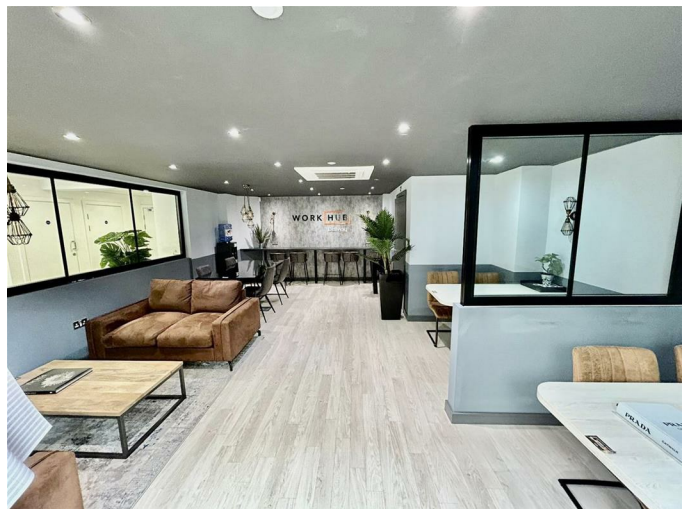
Allocated parking space no 9.

**Communal Grounds**



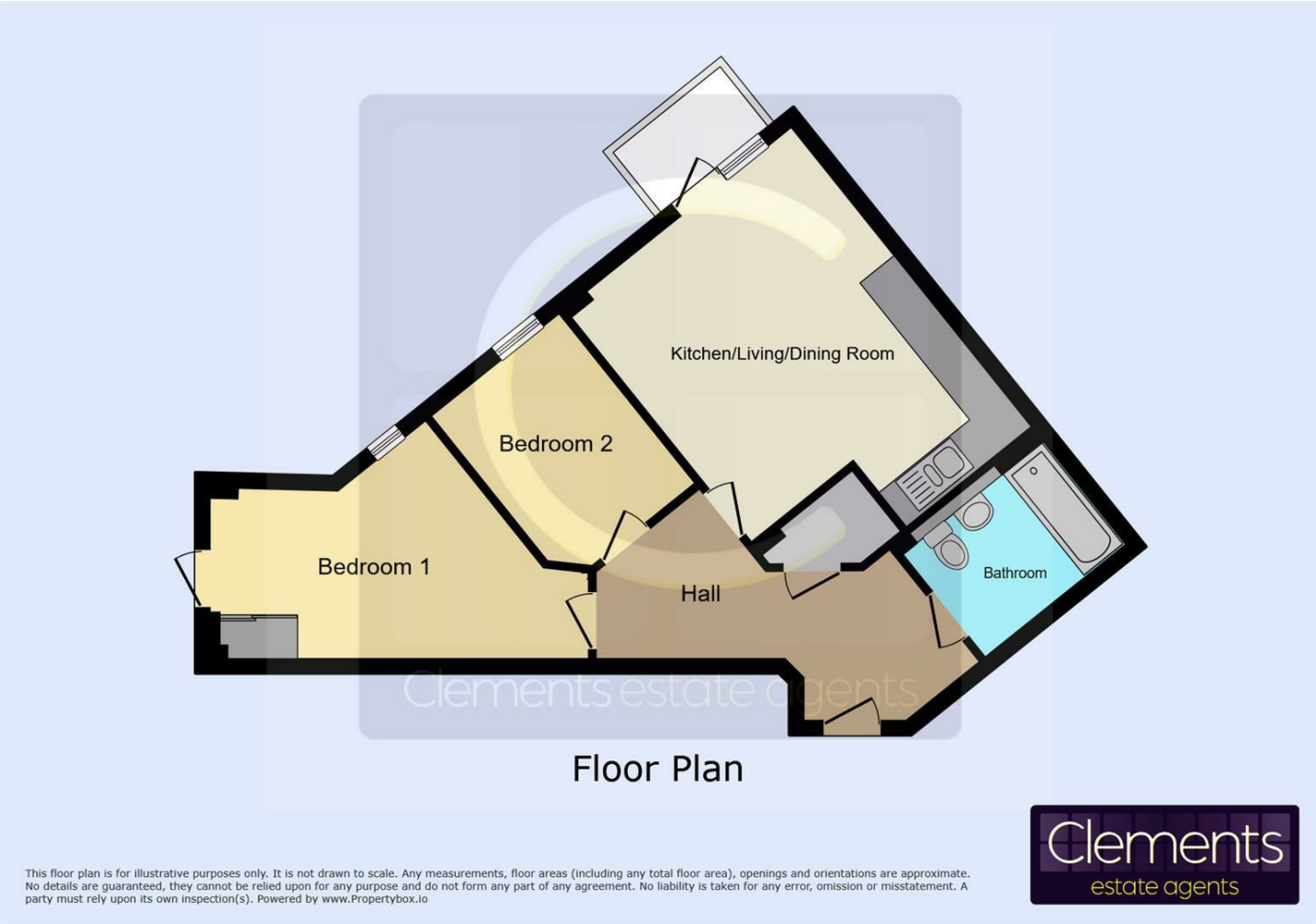
Communal gardens with table tennis table and barbeque area.

**Residents Work Hub**





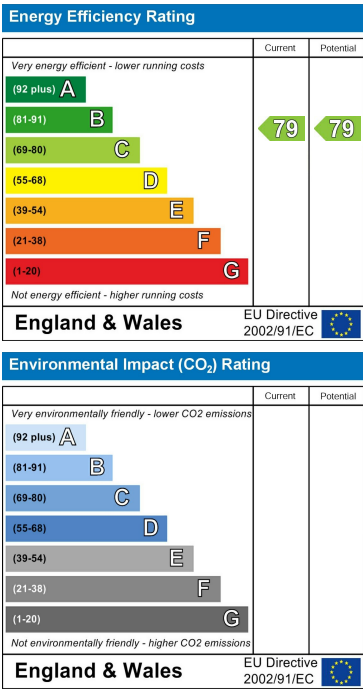
Floor Plan



Area Map



Energy Efficiency Graph



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