

## Augustus House, Hemel Hempstead, HP11DP

### Asking Price £335,000

Clements are delighted to market this luxury two double bedroom top floor apartment in the heart of the town centre on the door step of all local amenities and transport links as well as being walking distance to Hemel Train Station. The apartment boasts great room sizes and is in immaculate condition throughout offering open plan living/kitchen area with natural light coming from a large south west facing balcony, two generous sized bedrooms with En-suite to master and family bathroom as well as ample storage. **VIEWING STRONGLY RECOMMENDED.**

### Communal Entrance

Door to front with security entry system and stairs to all floors. Property is located on the 5th floor.

### Entrance Hallway

Door to front, storage cupboard and utility cupboard, doors to both bedrooms living room and bathroom.

### Open Plan Kitchen/Living Area 23'9 x 11'3 (7.24m x 3.43m)



### Living Area



Double glazed patio doors to balcony, TV point, underfloor heating and wood laminate flooring.

### Kitchen Area

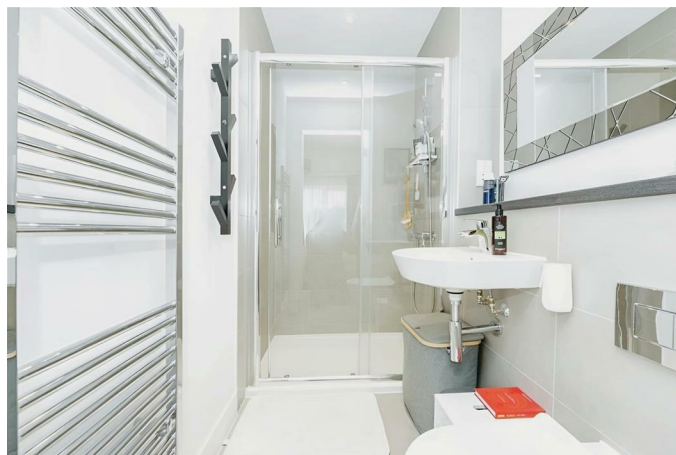


Fitted with wall and base units with work surfaces to compliment, electric oven and hob, integrated dishwasher and fridge/freezer and underfloor heating.

### Bedroom One 13'0 x 8'5 (3.96m x 2.57m)

Double glazed window, fitted wardrobes and underfloor heating.

### En-Suite Shower Room



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

### Bedroom Two 12'5 x 10'9 (3.78m x 3.28m)

Two double glazed windows, TV point and underfloor heating.

### Bathroom





Fitted with bath with mixer taps, wash hand basin, heated towel rail, low level WC and part tiling.

Floor Plan



Floor Plan

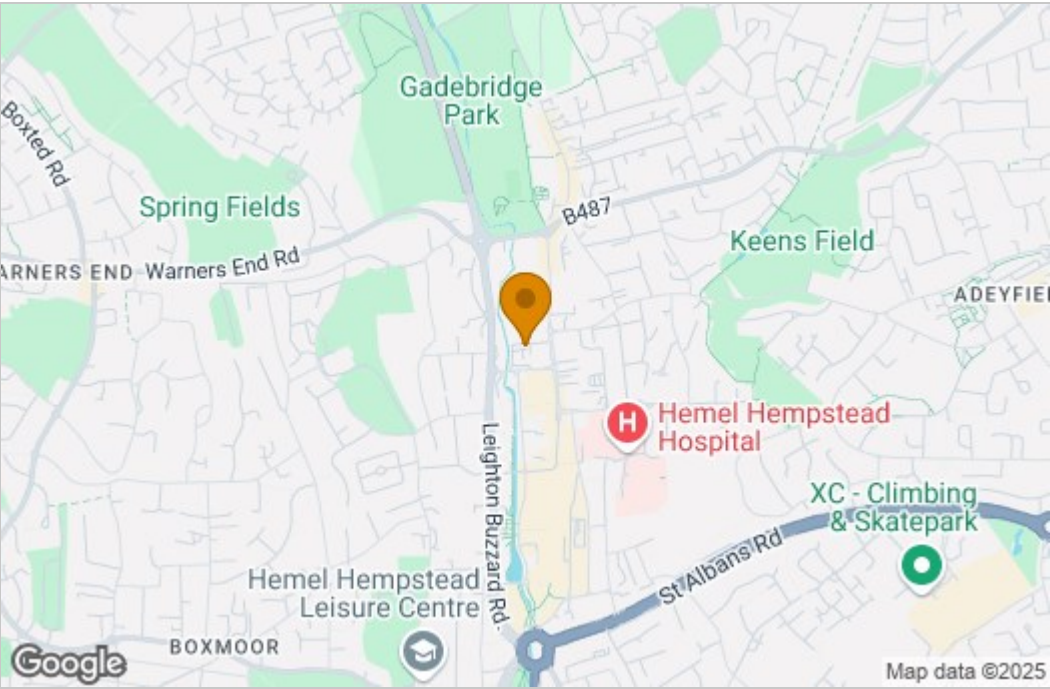
Floor area 86.0 m<sup>2</sup> (925 sq.ft.)

TOTAL: 86.0 m<sup>2</sup> (925 sq.ft.)

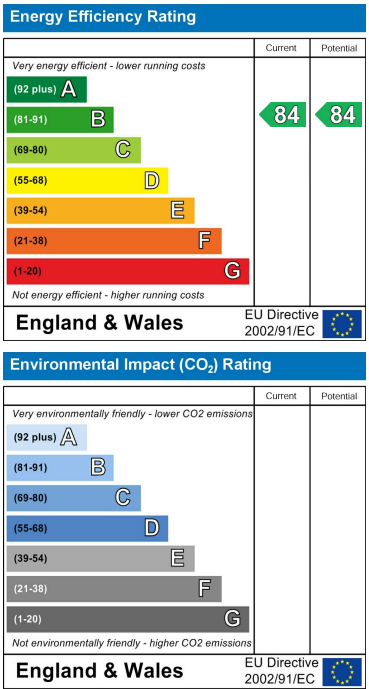
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)



Area Map



Energy Efficiency Graph



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