

**37 The Foundary, Hemel  
Hempstead, Hertfordshire,  
HP1 1BF**

David  
**Doyle**  
Sales and Lettings

**£235,000** Leasehold



This stunning 1 bedroom executive apartment is located in this stylish and pleasantly private gated modern development that offers outstanding communal areas including a communal work hub, well maintained communal gardens with a BBQ area and table tennis, bike store, well presented communal lobby and an estate manager.

The apartment is arranged with an open plan lounge kitchen dining room, the kitchen benefits from a range of integrated appliances while the French doors fitted with window shutter offer access out to the balcony. The entrance hall offers access to all rooms, a useful storage cupboard, the bedroom with a fitted mirror fronted wardrobe and the apartment is completed with a luxuriously fitted bathroom. The apartment also benefits from an allocated parking space.

The communal work hub provides residents with an air condition work space with WiFi and toilet facilities, this along with the communal areas can be viewed in more detail via our virtual tour.

This apartment not only offers stylish and comfortable living but also exceptional communal areas and viewing is highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Executive modern development with outstanding communal areas

Stylish 1 bedroom apartment with a balcony and allocated parking

Open plan living with a lounge kitchen dining room

Bedroom with fitted mirror fronted wardrobe

Luxuriously fitted bathroom

Communal air conditioned work hub

Communal bike store

Well maintained communal gardens with a BBQ area and table tennis

Viewing is a MUST

See the virtual tour for more details


Council Tax Band C

Tenure -Leasehold



Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 37 The Foundary, Hemel Hempstead, Hertfordshire, HP1 1BF

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2021
Council Tax Band	C
This year council tax charge	£1,925.37
Tenure	Leasehold 997 years. 999 year lease from 1 August 2021 Ground Rent £1.00 per year Service Charge £732.16 per year Building Insurance £184.93
Is the property shared ownership	No
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Will confirm
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No gas electric only
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric only
How is your broadband supplied	Wi-Fi hyper optic
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? Yes

If yes please give details of the adaptations Elevator

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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