

**12 The Exchange, 89  
Marlowes, Hemel Hempstead,  
Hertfordshire, HP1 1EH**

David  
**Doyle**  
Sales and Lettings

**Guide price £190,000** Freehold



This 1 bedroom first floor apartment is located on this sought after modern development. The open plan living space offers a lounge, kitchen, and dining area, the kitchen has integrated appliances for your convenience. The bedroom is spacious and the bathroom has been well fitted and thoughtfully designed. Residents of this apartment complex enjoy access to a communal gym, bike store as well as a delightful roof terrace, providing a shared outdoor area. The vendors currently rent a parking space nearby, for more details please contact the office. The apartment is situated near local shops, Gadebridge Park, and other amenities. Don't miss out on the chance to see this lovely apartment. Book a viewing today!

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.

1 bedroom first floor apartment in a sought after modern development

Open plan living space with lounge, kitchen, and dining area

Kitchen equipped with integrated appliances

Spacious bedroom

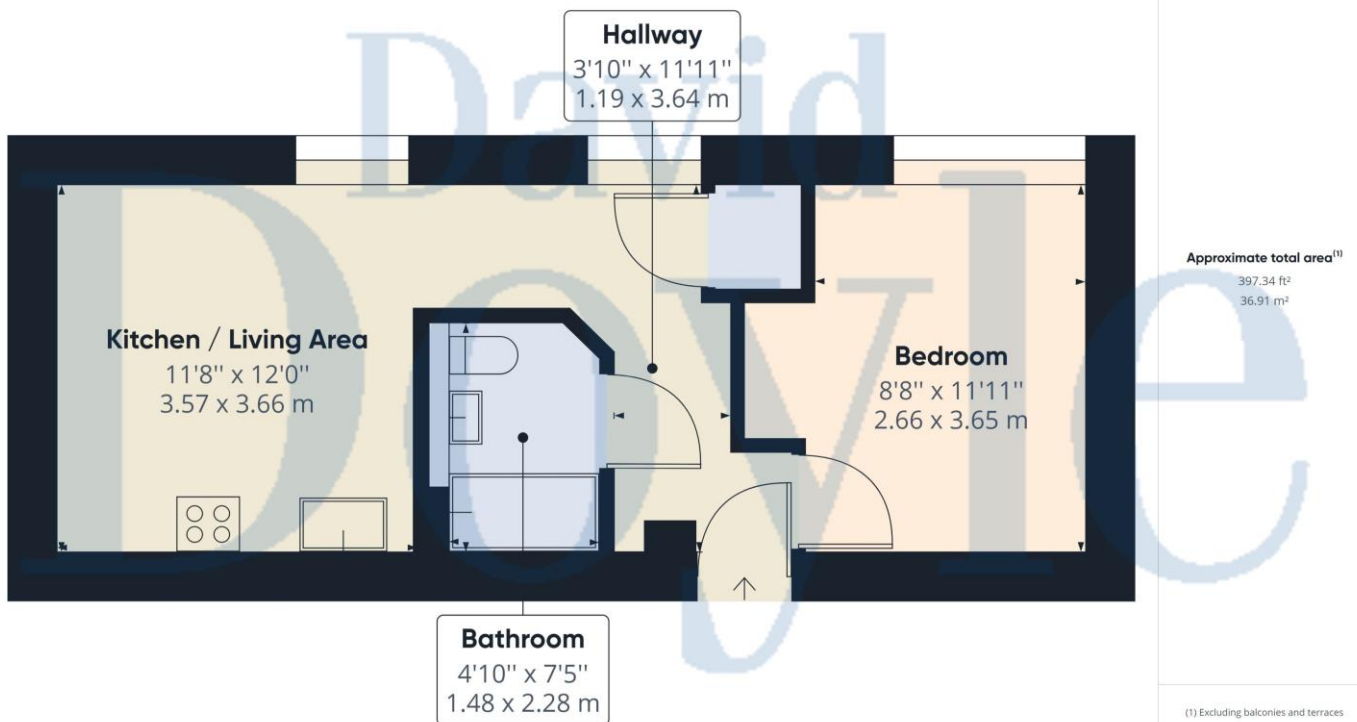
Well fitted and thoughtfully designed bathroom

Access to a communal gym, bike store and roof terrace

Viewing is a MUST

Council Tax Band C


Tenure -Freehold



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>56</p>	<p>56</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	





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

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