



View of block



£280,000

A well-presented two-bedroom ground floor flat, ideally located close to the town centre with convenient access to a range of amenities and transport links. The accommodation includes two good-sized bedrooms, with an en-suite to the main bedroom, as well as a separate bathroom. There is a lounge/diner and a fitted kitchen, offering practical living space. The property also benefits from an allocated parking space within an undercroft car park.

Property Description

ENTRANCE

Communal entrance with Intercom system, front door to:

ENTRANCE HALL

Radiator, wood effect flooring, doors to all rooms.

BATHROOM

Low level w.c., panelled bath with shower over, pedestal wash hand basin, extractor fan, heated towel rail, part tiled walls, wood effect flooring.

LOUNGE/DINING ROOM

Double glazed doors to patio area. Two radiators, built in storage cupboard, spotlights, wood effect flooring.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half bowl single drainer stainless steel sink with mixer tap, integrated oven and electric hob with extractor fan over, integrated fridge/freezer and dishwasher, space & plumbing for washing machine, wall mounted gas combi boiler, spotlights, wood effect flooring.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Low level w.c., pedestal wash hand basin, shower cubicle, heated towel radiator, tiled walls and floor, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

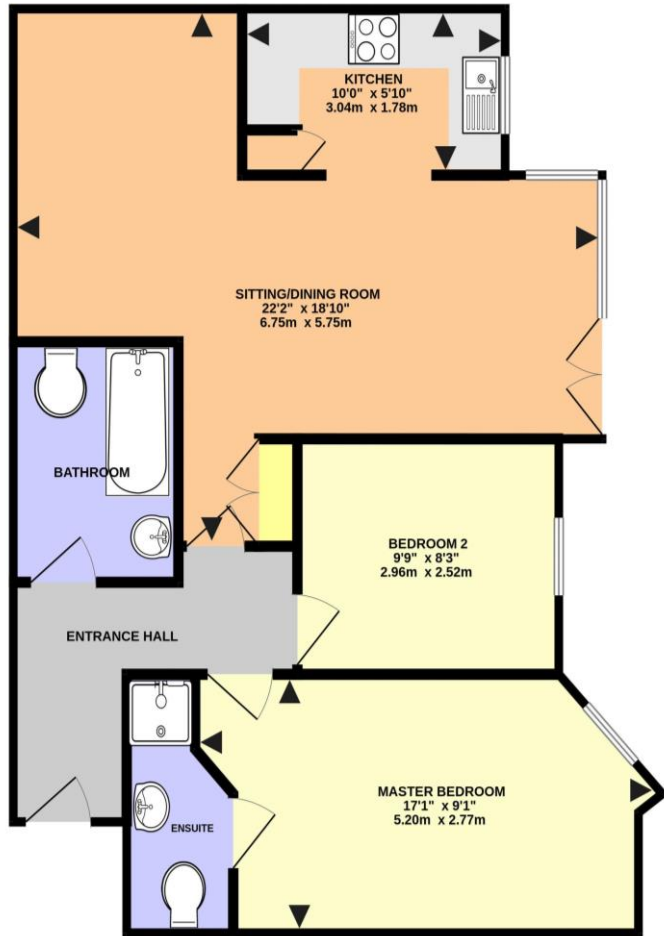
OUTSIDE

COMMUNAL GARDEN

Patio area, mature shrubs and flower beds.

PARKING

Allocated parking space in undercroft car park.



GADEBURY HEIGHTS,HEMEL HEMPSTEAD HP1 1HG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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