





£259,700

Set in a quiet cul-de-sac, this stylish two-bedroom apartment offers modern living with bright, well-proportioned interiors and a sleek contemporary finish throughout. The property benefits from ample residents' parking, a generous loft ideal for storage, and a long lease of approximately 130 years. Perfect for first-time buyers or anyone seeking low-maintenance living, it enjoys a peaceful setting just a short walk from the shops, cafés and restaurants of Old Town.

Property Description

COMMUNAL ENTRANCE

Communal door with intercom.

ENTRANCE

Door to:

ENTRANCE HALL

Doors to bedrooms, lounge and bathroom, two storage cupboards, spotlights, intercom, radiator, loft access.

LOUNGE/DINER

Double glazed window to front aspect. Radiator, spotlights, television point, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated dishwasher and oven, gas hob, space for fridge freezer, washing machine and tumble dryer, combi boiler in cabinet, spotlights.

BEDROOM ONE

Double glazed window to front aspect. Radiator, spotlights, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, spotlights, low level WC, wall-mounted wash hand basin with storage and mixer tap, panelled bath with shower over.

OUTSIDE

PARKING

One allocated parking space, and visitors parking.

COMMUNAL GARDENS

COUNCIL TAX BAND: C

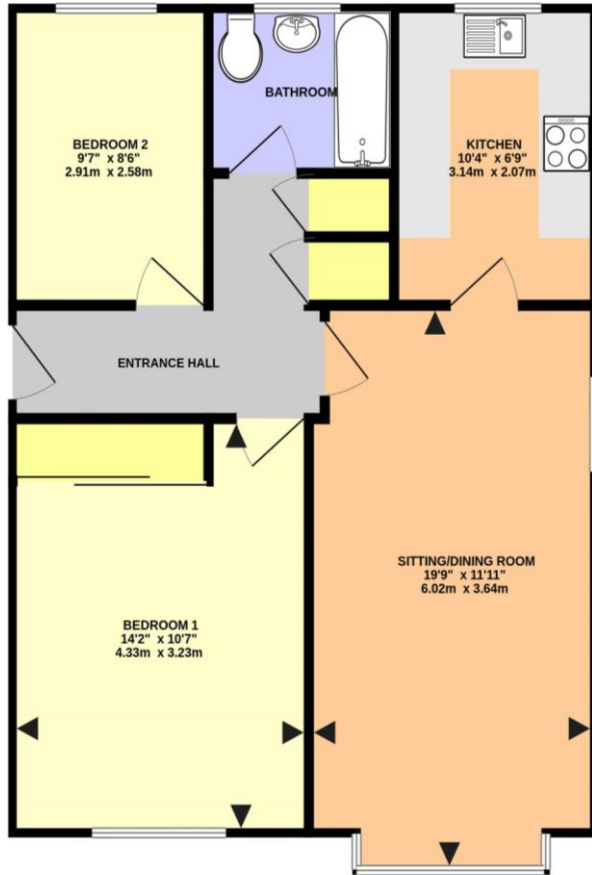
EPC RATING: C

LEASE DETAILS

Years remaining: 130

Ground rent: £80 per year

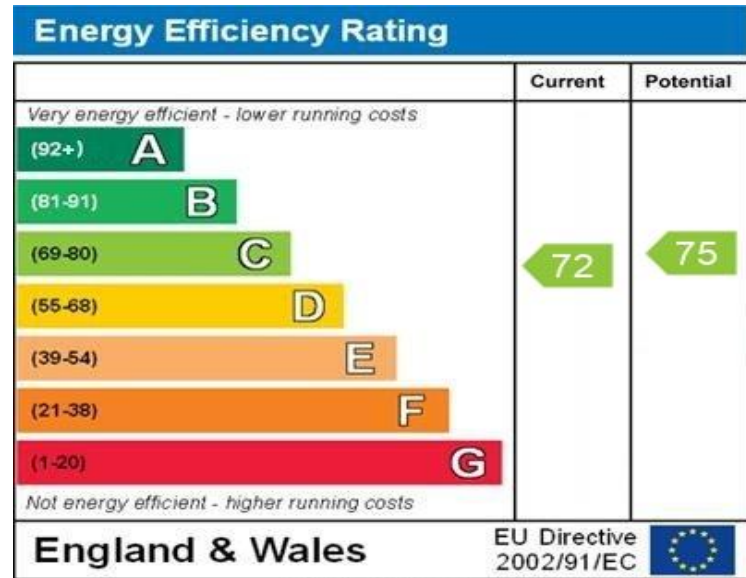
Service charges: £1,700 per year



THE MALTINGS, HEMEL HEMPSTEAD HP2 5JB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

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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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