



DANIEL GREEN

exp[®] UK

@ daniel.green@exp.uk.com

🌐 danielgreen.exp.uk.com

☎ 020 3930 3550 / 07541 999 544

The Foundry, Dacourm Way, Hemel Hempstead, HP1

£325,000

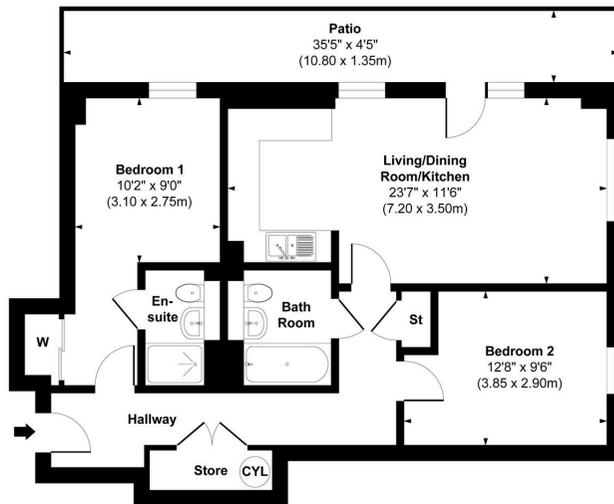
🛏️ 2 🚿 2 🛋️ 1



- *****PLEASE QUOTE REFERENCE - DG1277*****
- Gated Development With Video Entry System
- Spacious Open Plan Living Accommodation & Modern Kitchen
- Long Lease
- 0.3 Miles From The Centre Of Marlowes Shopping Centre
- Two Bedroom, Two Bathroom Ground Floor Apartment
- Beautifully Presented Throughout & Immaculate Condition
- Sought After Location On The Banks Of The River Gade
- Allocated Parking & Private Patio
- Work Hub, Outdoor Table Tennis, BBQ Area & Secure Cycle Store



Set along the peaceful banks of the River Gade in ever-popular Dacorum Way, Hemel Hempstead, this stunning two-bedroom ground floor apartment with allocated parking & 0.4 miles of the centre of Marlowes Shopping Centre.



Approx. Gross Internal Floor Area 715 sq. ft / 66.40 sq. m.
 This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Exact dimensions should be independently verified.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	