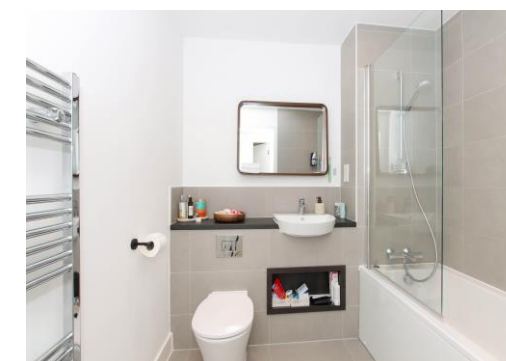






£260,000

A beautifully presented one-bedroom apartment in the popular Augustus House development, ideally located in the heart of Hemel Hempstead town centre. The property features a modern kitchen, bright living accommodation, and the added benefit of one allocated parking space. Conveniently situated within walking distance of local shops, restaurants, and Hemel Hempstead station, offering excellent transport links.

Property Description

ENTRANCE HALL

Intercom, two storage cupboards, doors to bedroom, lounge and bathroom.

KITCHEN/DINER/LOUNGE

A range of wall mounted and floor cupboards. Built in dishwasher, stainless steel sink with drainer, integrated fridge freezer, electric oven with extractor fan, spotlights, double glazed bifold doors to balcony north east facing side.

STORAGE

Two storage cupboards with space for washing machine.

BEDROOM ONE

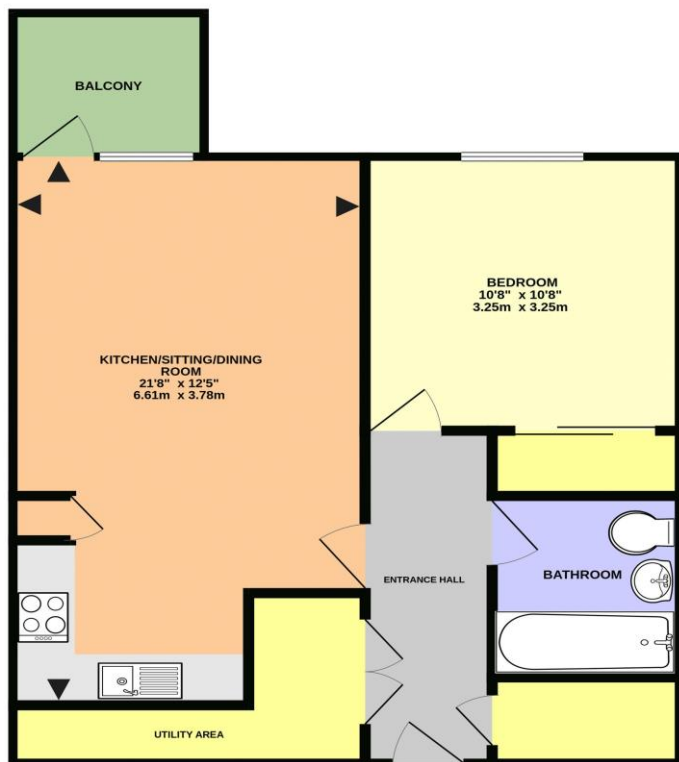
Double glazed window to side, built in wardrobes.

BATHROOM

Part tiled wall, fully tiled floor, panelled bath with shower attachment over, low level w.c, heated towel rail, storage cupboard, hand wash basin, extractor fan.

COMMUNAL GARDEN

BALCONY



AUGUSTUS HOUSE, HEMEL HEMPSTEAD HP1 1DP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk