



**Connells**

The Exchange Marlowes  
Hemel Hempstead



## Property Description

Town Centre executive apartment at The Exchange development, Hemel Hempstead. Open-plan lounge/kitchen with integrated appliances, luxury family bathroom and a spacious bedroom. ON SITE GYM facilities available. Easy access to local shops, schools, The Old Town and Station with services to London Euston. The ideal first time buy! Call now to view!

## Communal Hallway

Door to front with security entry system and stairs and lifts to all floors.

## Entrance Hall

Door to front with entryphone.

## Lounge Open Plan

27' 9" max x 10' 3" max ( 8.46m max x 3.12m max )  
Double glazed window, TV point and wall mounted electric heater.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob with cookerhood, integrated fridge/freezer, integrated dishwasher, cupboard with plumbing for washing machine.

## Bedroom 1

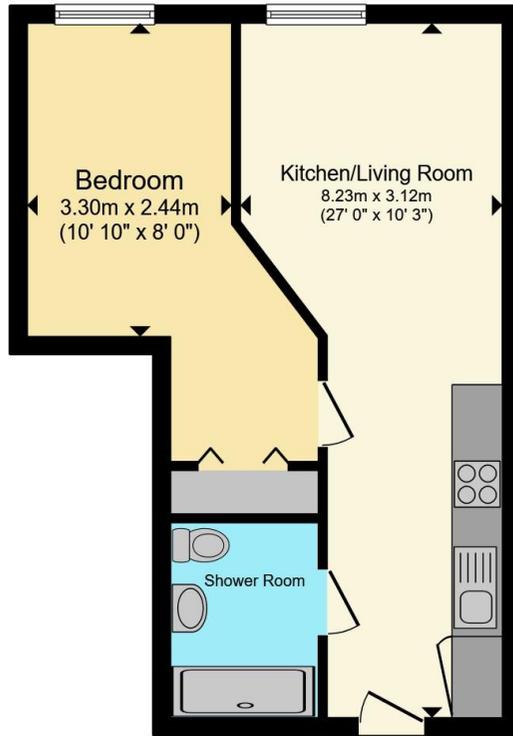
15' 6" max x 11' 3" max ( 4.72m max x 3.43m max )

Double glazed window, fitted wardrobes and wall mounted electric heater.

## Bathroom

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC, extractor fan and part tiling.





Total floor area 38.9 m<sup>2</sup> (419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax Band: C

Service Charge: 1000.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312515](http://connells.co.uk/Property/HEM312515)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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