



**Augustus House Dacorum Way, Hemel Hempstead HP1 1DP**

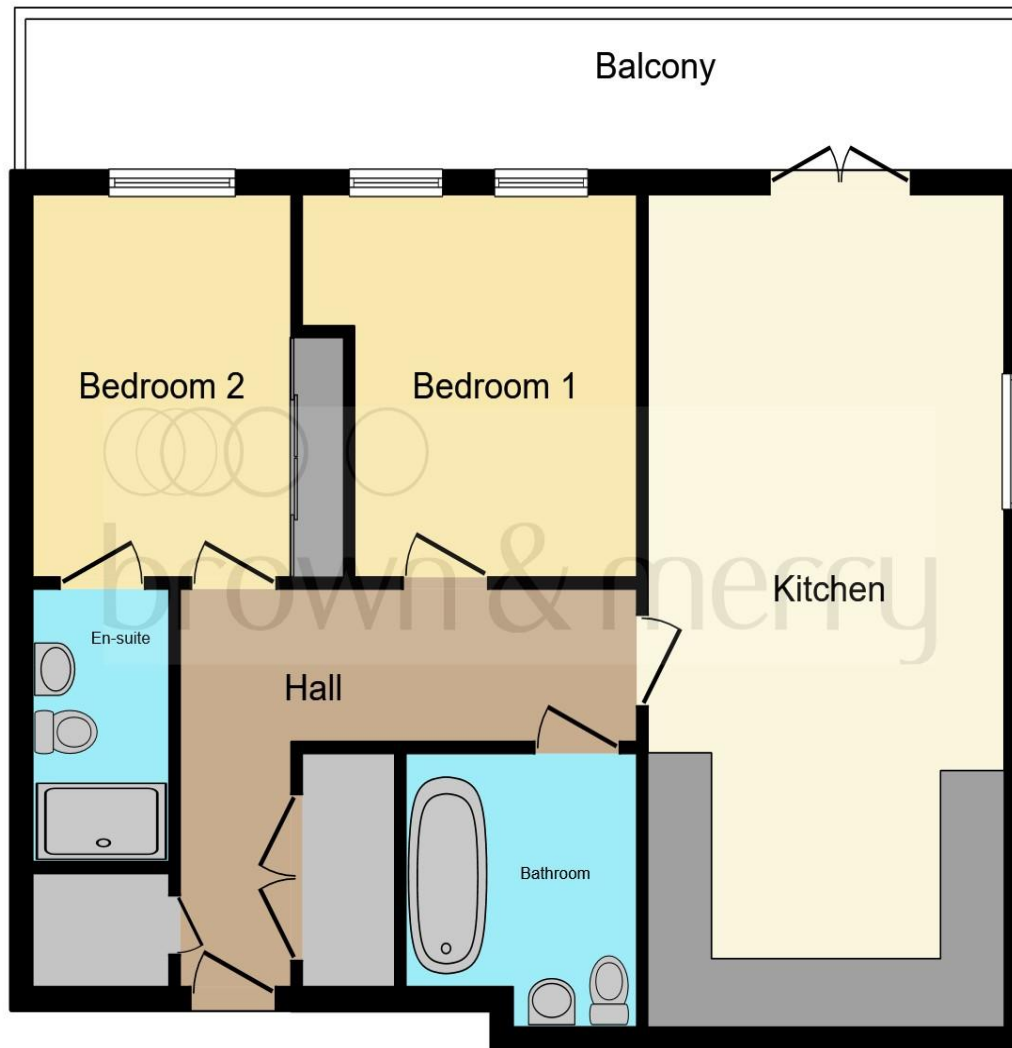


**welcome to**

**Augustus House Dacorum Way, Hemel Hempstead**

Situated in a prime Town Centre location and being well presented throughout is this modern two bedroom ground floor apartment. 1.5 miles from Hemel Hempstead mainline train station with its links to London Euston. A perfect first time purchase. Give us a call today !!





### Entrance Hall

### Open Plan Lounge / Kitchen

24' 10" To Max x 11' 4" To Max ( 7.57m To Max x 3.45m To Max )

### Bedroom One

13' 1" x 8' 6" To Wardrobe ( 3.99m x 2.59m To Wardrobe )

### En-Suite

### Bedroom Two

13' 1" To Max x 10' 11" To Max ( 3.99m To Max x 3.33m To Max )

### Bathroom

### Outside

### Private Balcony

### Parking

welcome to

## Augustus House Dacorum Way, Hemel Hempstead

- Prime Town Centre Location
- Two Bedroom Ground Floor Apartment With Private Balcony
- Well Presented Throughout
- Modern Open Plan Lounge / Kitchen Area
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2092.34

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 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.

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111455](https://www.brownandmerry.co.uk/Property/HHD111455)



Property Ref:  
HHD111455 - 0005

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