

Mulburries

89 Marlowes , Hemel Hempstead, HP1 1EH

Offers in excess of £240,000



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- One Bedroom - Top Floor Apartment
- Long Lease 996 Years Remaining
- Build to a High Specification
- Combi Boiler
- Juliet Balcony's on Adjacent Sides of The Apartment
- Large Roof Top Terrace
- Communal Gym Access
- One Allocated Parking Space, Secured Gated Entrance
- Located in the Heart of Hemel Hempstead Town Centre
- Approximately 1.5 miles to Hemel Mainline Train Station



Mulburries are proud to present in the vibrant heart of Hemel Hempstead, this exquisite top-floor apartment on Marlowes offers a perfect blend of modern living and convenience. Spanning over 416 square feet, this one-bedroom residence is designed to a high specification, ensuring both comfort and style.



The main hub of the apartment presents, an open-plan kitchen and living area, ideal for both relaxation and entertaining. The space is well-lit and thoughtfully designed, making

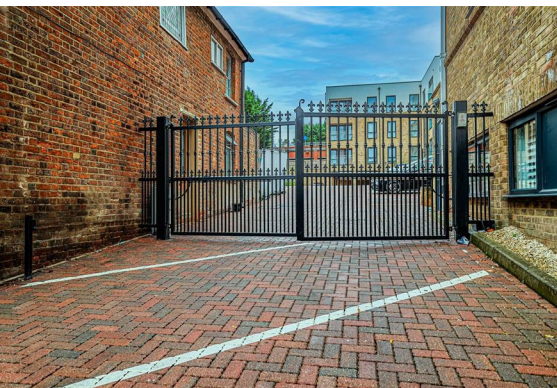


it a delightful environment for everyday living. The apartment features a modern bathroom and benefits from a combi boiler, providing efficient heating and hot water.

One of the standout features of this property is the large rooftop terrace, offering a serene outdoor space to unwind and enjoy the views of the surrounding area. Additionally, residents have access to a communal gym, promoting a healthy lifestyle right at your doorstep.



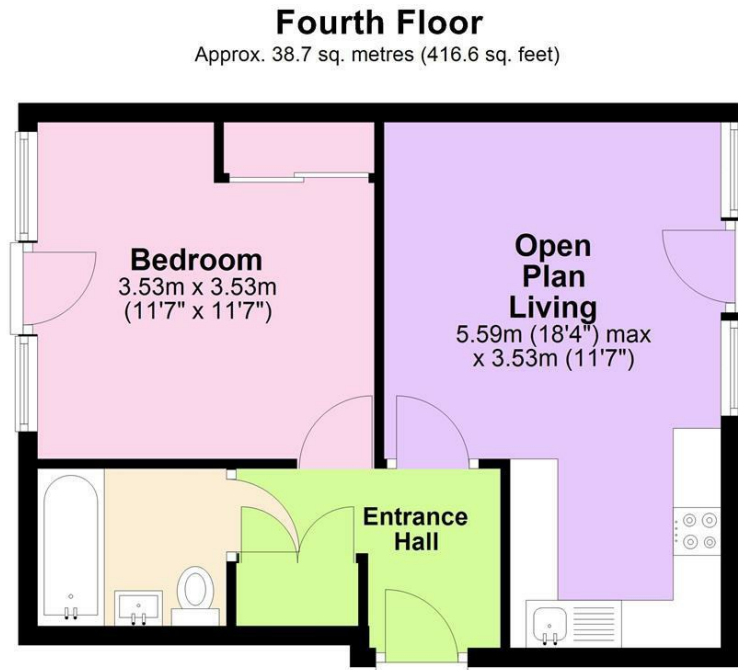
For those with vehicles, the apartment includes one allocated parking space within a secured gated entrance, ensuring peace of mind. The location is truly unbeatable, with local amenities just a stone's throw away, making daily errands a breeze. Furthermore, the Hemel Mainline Train Station is approximately 1.5 miles away, providing excellent transport links for commuters.



With a long lease of 996 years remaining, this apartment presents a fantastic opportunity for first-time buyers or investors alike. Experience the best of town centre living in this charming and well-appointed apartment, where comfort meets convenience.



Floor Plan



Total area: approx. 38.7 sq. metres (416.6 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.

Plan produced using PlanUp.

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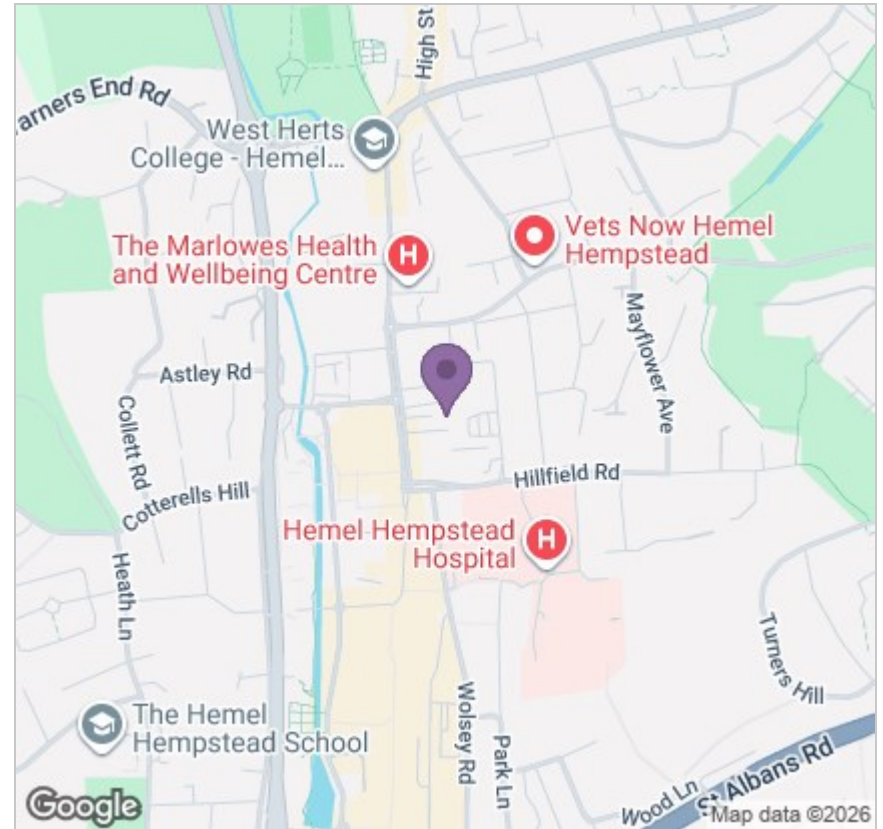
Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

