



View of block



£280,000

A well-presented two-bedroom apartment located in Hemel Hempstead town centre, within easy reach of local shops, restaurants, and amenities. The property benefits from an open-plan living and dining area with a modern fitted kitchen, two generous sized bedrooms, with the main bedroom featuring an ensuite, as well as a separate main bathroom. The apartment also includes one allocated parking space in a secure car park. The location offers convenient access to transport links, including Hemel Hempstead train station, providing routes into London, as well as nearby road connections such as the M1 and M25. NO CHAIN.

Property Description

Entrance Hall

Doors to bedrooms, door to bathroom, door to kitchen/living room, cupboard housing hot water cylinder and boiler.

Bedroom 1

Double glazed door to balcony, radiator, door to ensuite.

En-suite

WC, shower cubicle, pedestal hand wash basin, shaving point, extractor fan, heated towel rail, spotlights.

Bedroom 2

Double glazed door to balcony, radiator.

Bathroom

Panel bath with shower over, WC, pedestal hand wash basin, spotlights, heated towel rail, extractor fan.

Kitchen

Range of floor and wall mounted units, built in oven, gas hob with extractor fan over, 1 1/2 bowl stainless steel sink with drainer, integrated washer dryer, integrated fridge freezer, spotlights.

Lounge/Diner

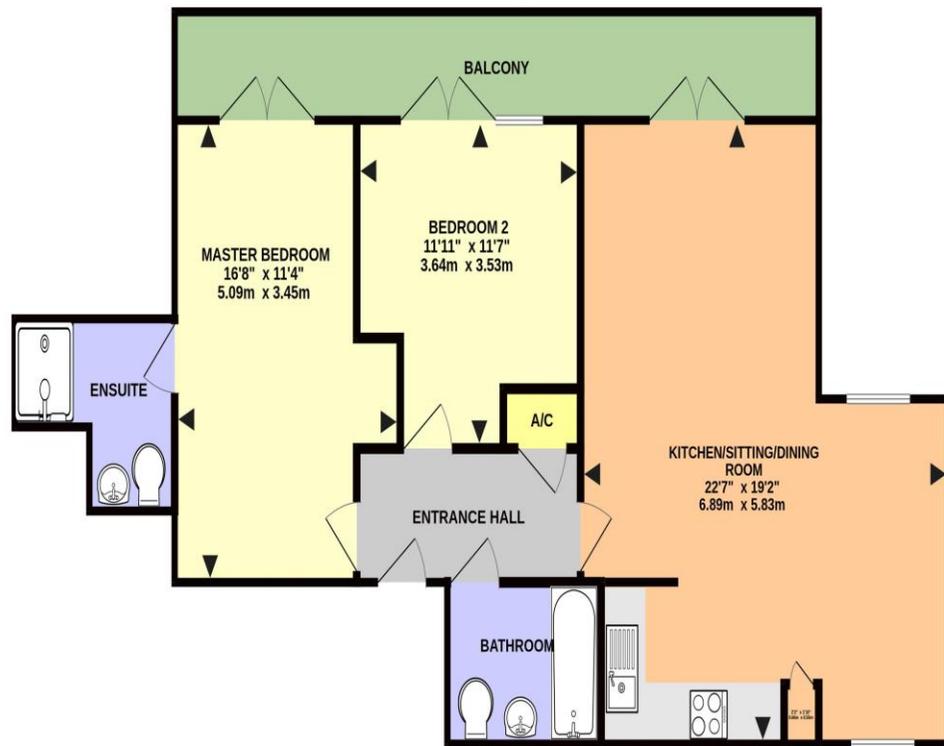
Double glazed window to front and rear, double glazed door to balcony, radiator.

Garden

Communal garden.

Parking

One allocated parking space in secure car park.



MOSAIC HOUSE, HEMEL HEMPSTEAD HP2 5YQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 803sq.ft. (74.6 sq.m.) approx.

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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

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