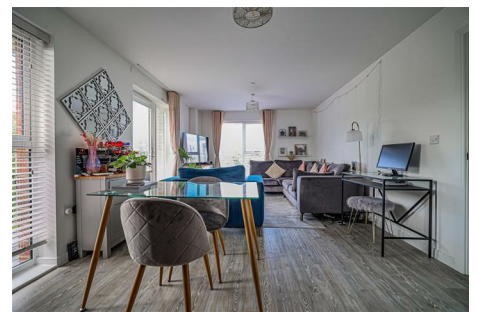




77 The Foundry Dacorum Way , Hemel Hempstead, HP1 1BG

* Mulburries welcome to this delightful two-bedroom apartment located in the heart of Hemel Hempstead on Dacorum Way. Spanning an impressive 756 square feet, this modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a spacious entrance hall that features ample storage, setting the tone for the rest of the apartment. The open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere for relaxation and entertaining. This space seamlessly connects to a large balcony that overlooks the beautifully maintained communal gardens, providing a serene outdoor retreat.

The apartment boasts two generously sized double bedrooms, ensuring plenty of space for rest and privacy. The principal bedroom benefits from an en-suite bathroom, while a well-appointed family bathroom serves the second bedroom and guests alike.

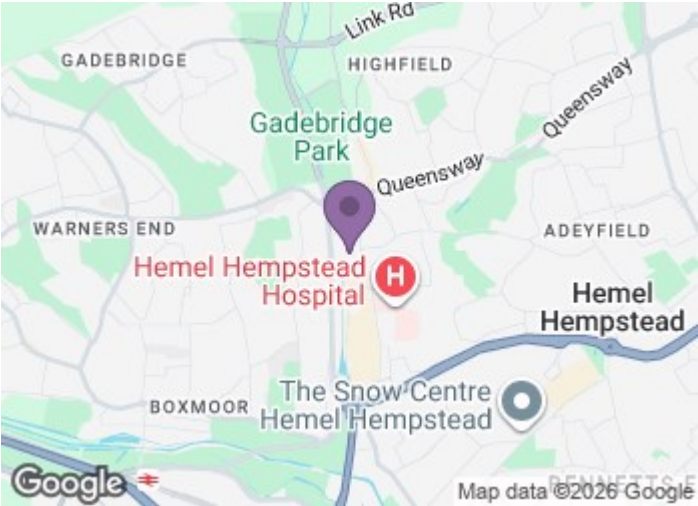
Offers in excess of £315,000

77 The Foundry Dacorum Way

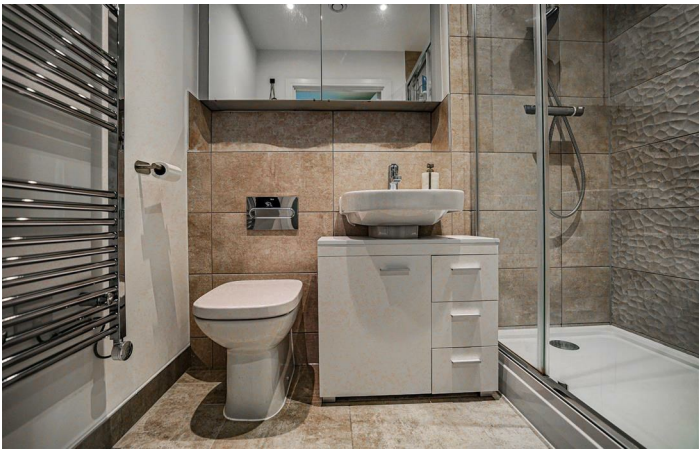
, Hemel Hempstead, HP1 1BG



- Two Bedroom Apartment - Central Town Location
 - Family Bathroom - Principle Bedroom En-Suite
 - Lift Access
 - Communal Gardens and BBQ area
- Open Plan Living Room - Dining Room - Dining Room
 - Large entrance Hall with Storage
 - Gated and Allocated Parking Space
- Two Double Bedrooms
 - Large Balcony overlooking Communal Gardens
 - Work From Home Space in Development

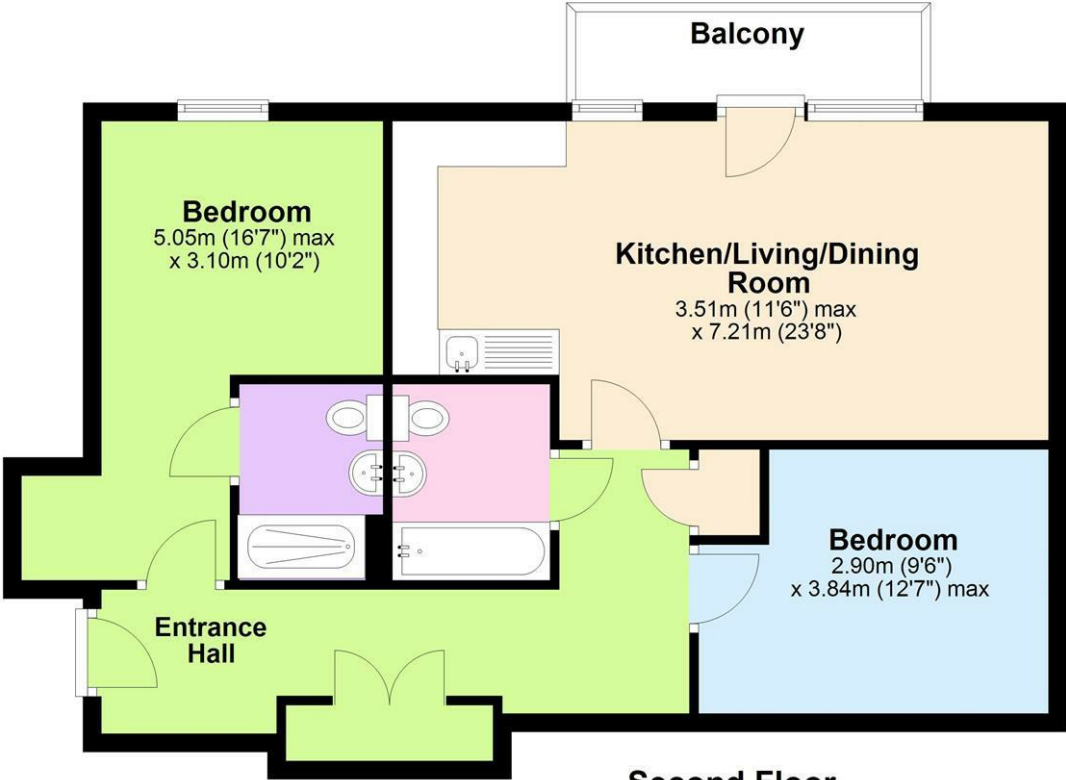


Directions





Floor Plan



Second Floor
Approx. 70.3 sq. metres (756.6 sq. feet)

Total area: approx. 70.3 sq. metres (756.6 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	