

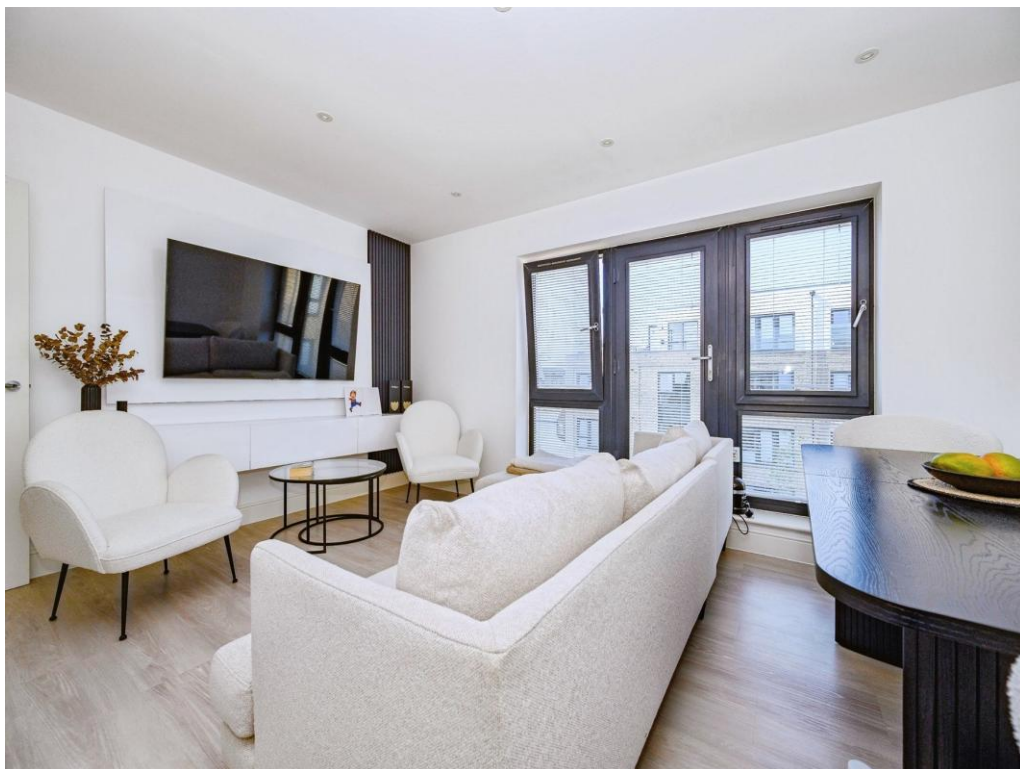


Connells

The Exchange Marlowes
Hemel Hempstead

The Exchange Marlowes Hemel Hempstead HP1 1EH

for sale
£230,000



Property Description

Town Centre executive apartment situated within the highly sought-after Exchange Development, Hemel Hempstead. This stylish home offers a bright and spacious open-plan lounge/kitchen with integrated appliances, a generous double bedroom, a luxury family bathroom, and a Juliette balcony, allowing plenty of natural light to flow through the living space.

Residents also benefit from on-site gym facilities and access to a communal rooftop terrace, providing an excellent space to relax and unwind.

Ideally located within walking distance of Hemel Hempstead town centre, local shops, schools, the historic Old Town, and the mainline station with direct services to London Euston.

An ideal first-time purchase or investment opportunity. Call now to arrange your viewing!

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

Juliette balcony allowing an abundance of natural light and fresh air into the living space, with a TV point and electric radiator.

Kitchen Open Plan

Modern fitted kitchen comprising a range of wall and base units with complementary splashback, integrated oven, hob and extractor fan, dishwasher, fridge/freezer and washing machine. Finished with inset spotlights and ample work surface space

Bedroom 1

Carpeted flooring, double glazed window, fitted mirrored wardrobe, inset spotlights and electric radiator. A bright and well-proportioned double bedroom with ample storage space.

Bathroom

Fully tiled and fitted with a wash hand basin, low-level W/C, heated towel rail, panel-enclosed bath with overhead shower, and contemporary fixtures and fittings throughout. A stylish and well-presented bathroom suite.

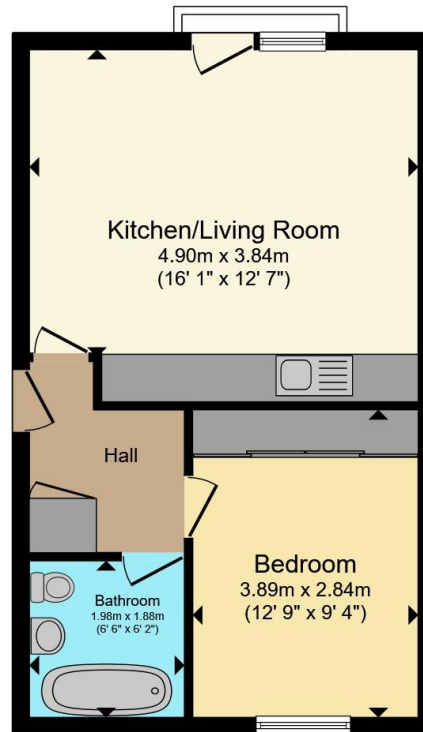
Communal Areas

On-site gym facilities and communal roof top terrace.









Total floor area 41.3 m² (445 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

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To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B

Council Tax
Band: C

Service Charge: 994.30 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312860

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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