

**23 Cavendish Court, Hemel
Hempstead, Hertfordshire, HP3
9FH**

**David
Doyle**
Sales and Lettings

Price £269,500 Leasehold



David Doyle are pleased to present to the sales market this well presented two bedroom first floor apartment situated within this exclusive modern development, conveniently located for the mainline railway station, shops and amenities. The apartment is well proportioned and comprises a secure communal entrance area with stairs to the first floor and a personal door to the apartment itself, opening to an entrance hall with a storage cupboard and doors to two bedrooms, the master with fitted wardrobes, a family bathroom, a large living/dining room and a well planned fitted kitchen. Externally, the development sits on lovely grounds with attractive communal grounds and plenty of off street parking. Further benefits include triple glazing, security entry phone and NO UPPER CHAIN.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

First Floor Apartment

2 Double Bedrooms

Triple Glazing

Spacious Lounge/Diner

Allocated Off Road Parking

Close to Mainline Railway Station

Close to Retail Park

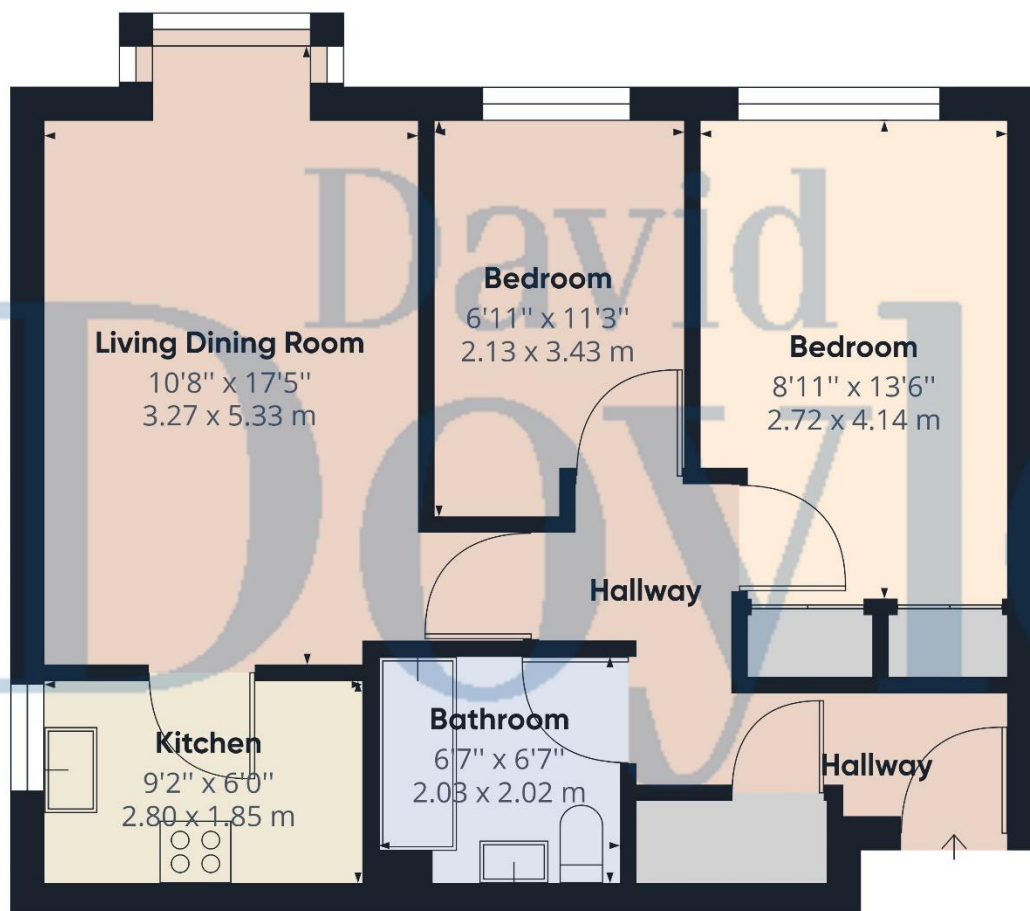
Secure Entry Phone System

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Tenure -Leasehold

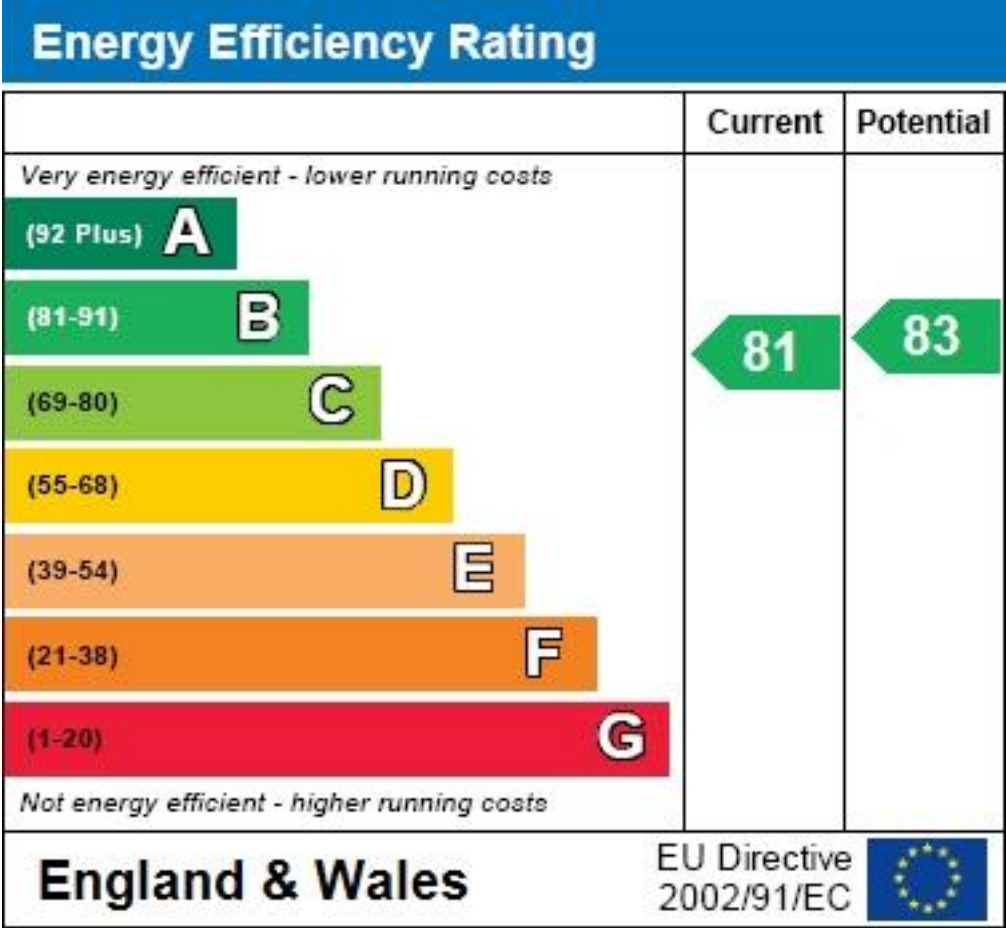


Approximate total area⁽¹⁾
570.07 ft²
52.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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