9 Groundsel Walk,

Hemel Hempstead,
Hertfordshire. **HP2 4GW**

Price £1,190 pcm

To Let

Spacious and well presented two double Bedroom first floor apartment located on this sought after modern development and built in 2014. Lounge Dining Room with French doors opening on to a covered Balcony. Fitted Kitchen. Bathroom. Two allocated parking spaces.

First Floor
Approx. 71.9 sq. metres (774.1 sq. feet)

Parking Space

Parking Space

Kitchen
4.05m x 1.80m
(13'3" x 5'11")

Bedroom 2
4.75m x 2.90m
(15'7" x 9'6")

Balcony
3.34m x 1.49m
(11' x 4'9")

Lounge/Dining Room
4.54m x 4.06m
(14'11" x 13'4")

Bedroom 1
3.66m x 3.58m
(12' x 11'9")

Hallway

Entrance Hall

2.19m x 2.03m
(7'2" x 6'8")

Total area: approx. 71.9 sq. metres (774.1 sq. feet)

Floorplan is not to scale and is to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sqm) includes all areas shown on plan except Balconies,Patios,Eaves,Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

Communal entrance.
Stairs to the first floor.

ENTRANCE
Radiator. Door to:-

HALLWAY
Double glazed window. Security entry phone. Large storage cupboard with space for a condenser tumble dryer. Storage cupboard. Radiator. Doors to:-

LOUNGE DINING ROOM
Pair of double glazed French doors opening on to the balcony. Two radiator. Opening on to:-

KITCHEN
Fitted with 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching high gloss wall and floor mounted units comprising both cupboards and drawers, and with the benefit of concealed lighting. Colour co-ordinated work surface and matching upstandings. Integrated stainless steel oven / grill. Integrated stainless steel 4 burner gas hob with a matching stainless steel splash back and stainless steel extractor hood over. Integrated automatic washing machine. Integrated fridge freezer. Wall mounted gas boiler in a matching cupboard. Dual aspect with double glazed window to front and side aspects.

BEDROOM ONE
Double glazed window. Fitted mirror fronted double wardrobe. Radiator.

BEDROOM TWO
Two double glazed windows. Radiator.

BATHROOM
Fitted in white with chrome fittings and comprising a panelled bath with mixer tap, shower attachment over and a fitted shower screen. Wash hand basin with mixer tap and a low level WC with a concealed cistern. Colour co-ordinated part tiled walls. Chrome heated towel rail. Shaver point. Double glazed window.
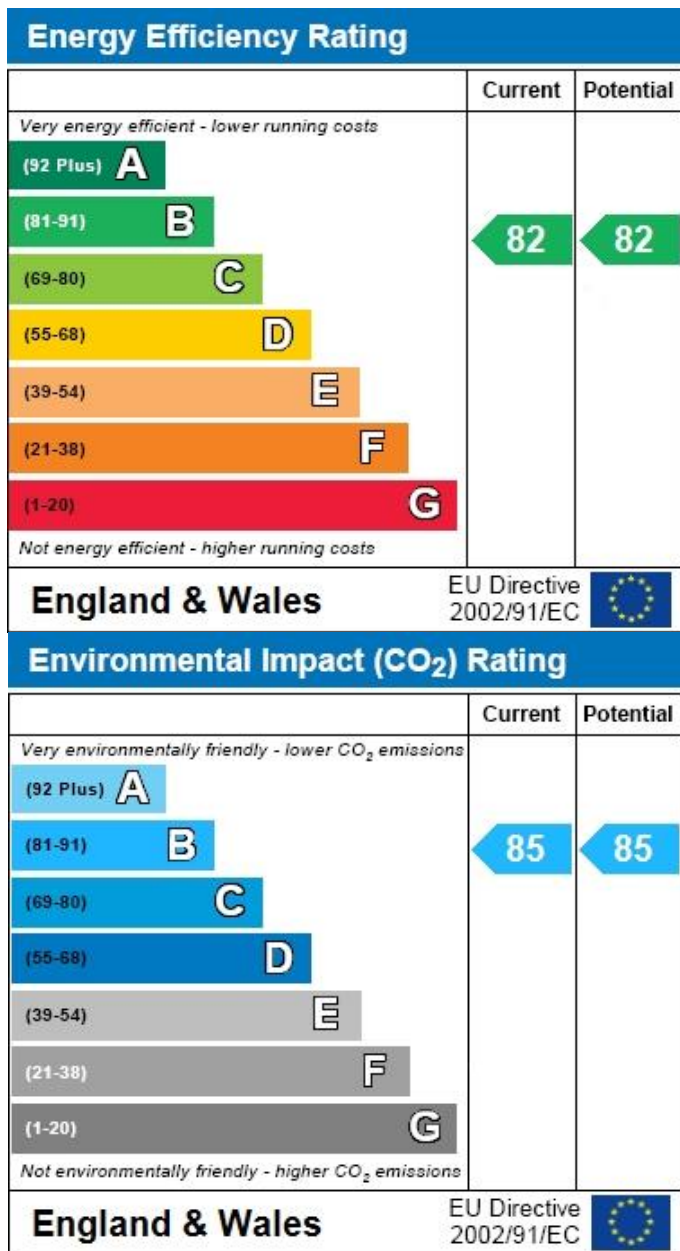
BALCONY
Covered balcony of good size offering an outside entertaining space.

PARKING
Two allocated parking spaces marked with the letter G.

COMMUNAL BIKE STORE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	82
(69-80) C		
(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

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92 Plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England & Wales — EU Directive 2002/91/EC