

**9 Sherpa House, Hemel
Hempstead, Hertfordshire,
HP2 4HD**

David
Doyle
Sales and Lettings

Offers in Excess of £267,500 Leasehold



STUNNING TWO DOUBLE BEDROOM TOP-FLOOR APARTMENT WITH A BALCONY, nestled in an EXCLUSIVE DEVELOPMENT of only NINE APARTMENTS. Ideally located in a peaceful residential setting, it's in close proximity to EXCELLENT AMENITIES and TRAVEL LINKS.

Ideal for first-time buyers, this chic apartment boasts a SPACIOUS ENTRANCE HALL leading to two double bedrooms, the master featuring a generous walkway and bedroom two with dual aspect views and fitted wardrobes. The family bathroom is elegantly arranged with a white suite and chrome sanitary ware. The well-proportioned OPEN-PLAN LIVING ROOM seamlessly incorporates the fully integrated kitchen with part-tiled walls, coordinating work surfaces, dual aspect views, and patio doors opening to the balcony—a delightful space for entertainment with far-reaching views.

ADDITIONAL FEATURES INCLUDE ALLOCATED PARKING, a communal bike store, and low service charges.

VIEWING IS HIGHLY RECOMMENDED.

Hemel Hempstead, with its Malls of Riverside and The Marlowes, provides a comprehensive range of shopping facilities and amenities. For commuters, easy access to the M1 and M25 is available, and the mainline railway station offers a swift and frequent service to London Euston.

Two Double Bedroom Top Floor Apartment

Allocated Parking

Balcony

Stylish Decor

Popular Residential Location

Close To Amenities

Exclusive Development

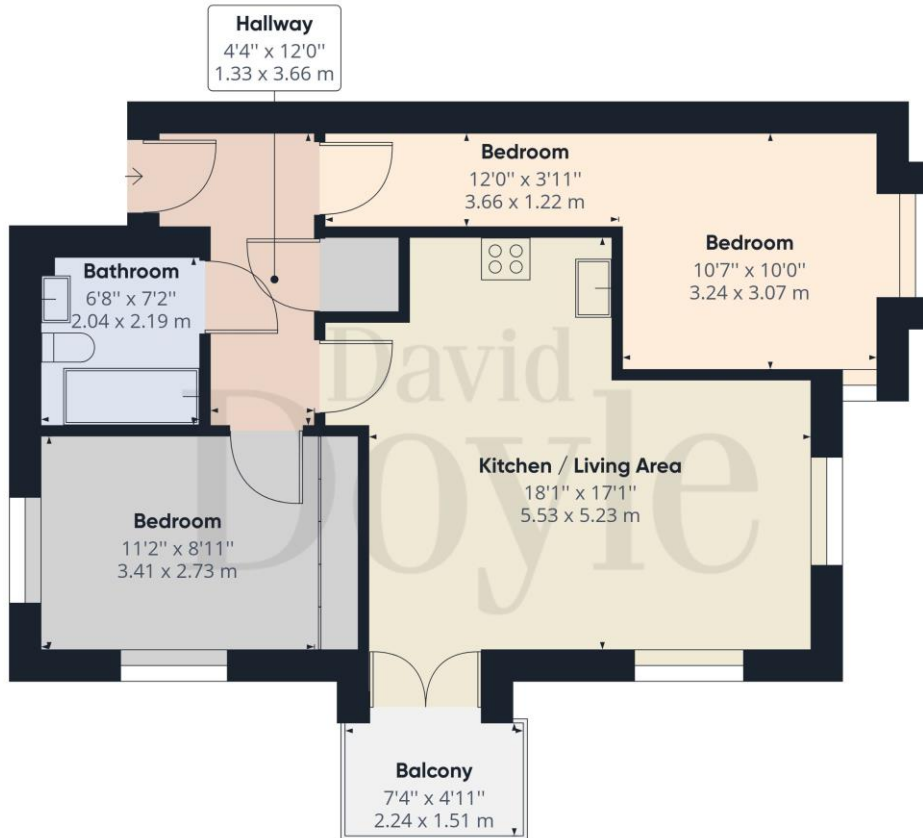
Constructed In 2018

Low Service Charges

Viewing Advised

Council Tax Band C

Tenure -Leasehold



Approximate total area⁽¹⁾
690.20 ft²
64.12 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.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	73	73
(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	





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

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