

Mulburries

The Exchange, Marlowes , Hemel Hempstead, HP1 1EH

Offers in excess of £185,000

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- One-bedroom first-floor apartment
- Approx. 439 sq ft of accommodation
- Prime Marlowes town centre location
- Bright open-plan kitchen/living room
- Modern fitted kitchen
- Generous double bedroom
- Fitted bedroom storage
- Stylish shower room
- Communal gym within the building
- Excellent shops, amenities and commuter links

Mulburries are proud to present to the open market this stylish one-bedroom apartment at Flat 6, 89 Marlowes, Hemel Hempstead, set within a smart town centre development and offering approximately 439 sq ft of well-planned accommodation.

The property is positioned on the first floor and opens into a welcoming entrance area with useful storage. The standout feature is the impressive open-plan kitchen/living room, measuring approximately 27' x 10'4, creating a bright and versatile space for relaxing, dining and entertaining. The kitchen is neatly fitted with modern cabinetry, integrated cooking appliances and practical worktop space, while the living area offers a comfortable layout with room for both seating and dining.



















The bedroom is a generous double, measuring approximately 17' x 8', with fitted storage and good natural light, making it ideal for a first-time buyer, professional or investor. A modern shower room completes the accommodation, fitted with a shower enclosure, WC and basin.

The development also benefits from a communal gym, adding excellent lifestyle appeal and convenience for residents. The property is well presented throughout and offers a low-maintenance home in the heart of Hemel Hempstead.

Area Guide: 89 Marlowes is superbly positioned for town centre living, with The Marlowes Shopping Centre, Riverside, cafés, restaurants, supermarkets, gyms and everyday amenities all close by. Gadebridge Park and local green spaces offer outdoor recreation, while Hemel Hempstead station provides rail links towards London Euston. Road users benefit from convenient access to the A414, A41, M1 and M25, connecting easily to St Albans, Watford, London and the wider Home Counties.

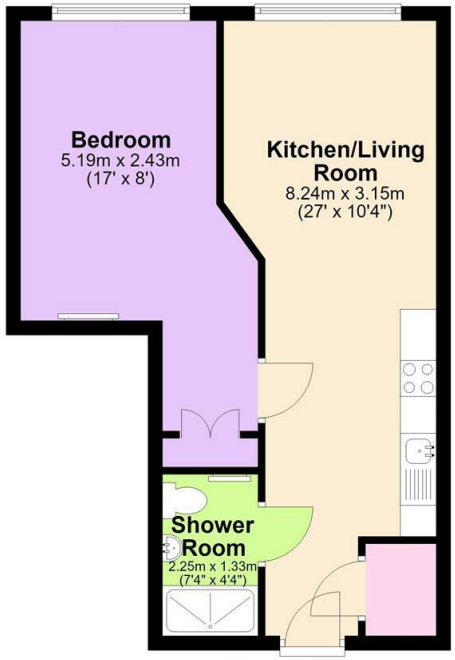
A modern one-bedroom apartment with open-plan living, communal gym access and excellent town centre convenience - early viewing is recommended.







Floor Plan



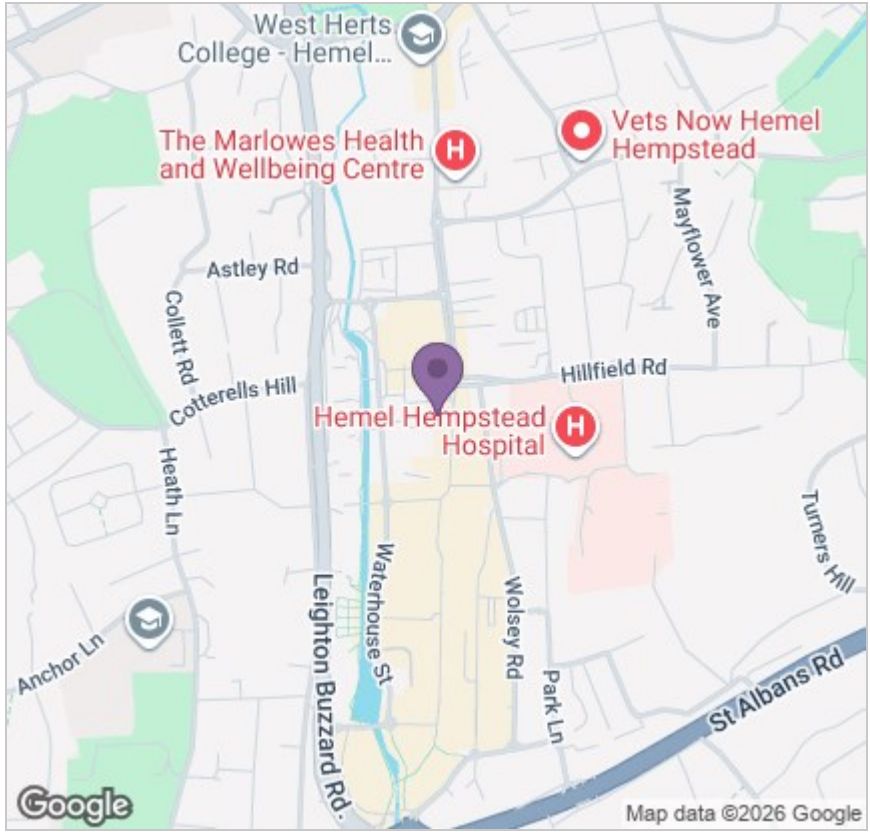
First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)

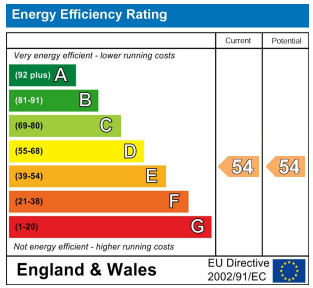
Total area: approx. 40.7 sq. metres (438.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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