



Mulburries



21 Malin Court Hardings Close, Hemel Hempstead, HP3 9AQ

£1,625

- BOXMOOR LOCATION
- GROUND FLOOR CORNER APARTMENT
- MODERN INTERIORS
- 0.5 MILES FROM HEMEL STATION
- MID SEPTEMBER MOVE IN
- UNFURNISHED
- ALLOCATED PARKING + GUEST SPACES
- TWO BEDROOM TWO BATHROOM
- SURROUNDED BY GREEN SPACES



**Ground Floor**  
Approx. 65.7 sq. metres (707.5 sq. feet)

Total area: approx. 65.7 sq. metres (707.5 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.



## THE PROPERTY

AVAILABLE MID SEPTEMBER. UNFURNISHED. Built in 2005, the property spans an impressive 707.5 square feet and features two well-proportioned bedrooms, each complemented by its own bathroom, making it an ideal choice for professionals, couples, or small families.

The property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The modern interiors are tastefully designed, providing a stylish backdrop for both relaxation and entertaining. The property is situated on a quiet, tree-lined private road, ensuring a peaceful environment while still being conveniently close to local amenities.

One of the standout features of this apartment is the allocated parking space, a valuable asset in this sought-after area. Additionally, residents will appreciate the proximity to Hemel Hempstead Station, located just 0.5 miles away, offering a swift 30-minute commute into Euston, making it perfect for those who work in London but prefer the charm of suburban living.

This property presents an excellent opportunity for anyone seeking a contemporary home in a serene setting, with easy access to transport links and local facilities. Don't miss the chance to make this lovely flat your new home.

NB. Property owned by an employee of Mulburries.

## SITUATION

## Directions