

Mulburries



Briery Way , Hemel Hempstead, HP2 7AN

Offers in excess of £250,000



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- Top Floor Flat
- Brand New Roof and Balconies
- Fully Renovated Throughout
- Two External Storage Rooms
- Low Service Charge
- Lease Extension To Be Completed Prior To Completion
- Close To Amenities
- Council Tax Band



Nestled in the sought-after heart of Hemel Hempstead, this impeccable top floor flat presents a superb opportunity for those seeking modern comforts combined with everyday convenience. Offering 598 square feet of beautifully updated living space, this fully renovated home balances style, practicality, and peace of mind.

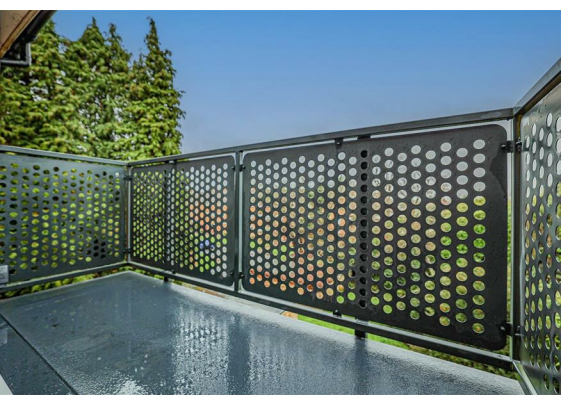
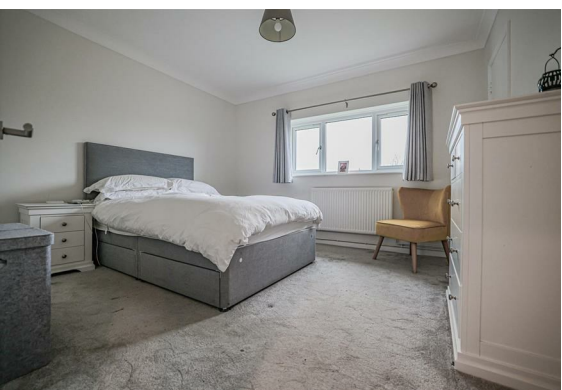


A welcoming entrance hallway leads to a spacious open-plan living area, providing an ideal backdrop for entertaining or relaxing at the end of the day. Natural light floods through generous windows, complimented by neutral, contemporary décor throughout. Both double bedrooms are well-proportioned, ensuring plenty of room for rest and storage, while the sleek family bathroom showcases quality fixtures and crisp, modern finishing.



A memorable feature of this residence is the brand new balcony, perfect for enjoying a morning coffee while taking in





pleasant rooftop views. New owners also benefit from a recently installed roof, ensuring comfort and security for years to come. For added reassurance, the lease will be extended by 90 years prior to exchange, offering long-term flexibility.

The exterior provides ample first come, first serve street parking, eliminating any concerns about finding a space after a busy day.

Ideally located, this property sits moments from Hemel Hempstead's bustling town centre. Residents will find an array of amenities close by, including The Marlowes Shopping Centre, Hemel Hempstead Hospital, and a selection of popular restaurants and cosy cafés. Excellent local schools are nearby, making it an attractive proposition for families, while commuters can make use of Hemel Hempstead train station, offering direct links into London Euston in under 30 minutes.

Kings Langley and the beautiful Chilterns countryside are within easy reach, providing plentiful opportunity for nature walks, cycling, and leisure. The historic Old Town district, with its weekly market and vibrant arts scene, is also just a short stroll away.

Floor Plan



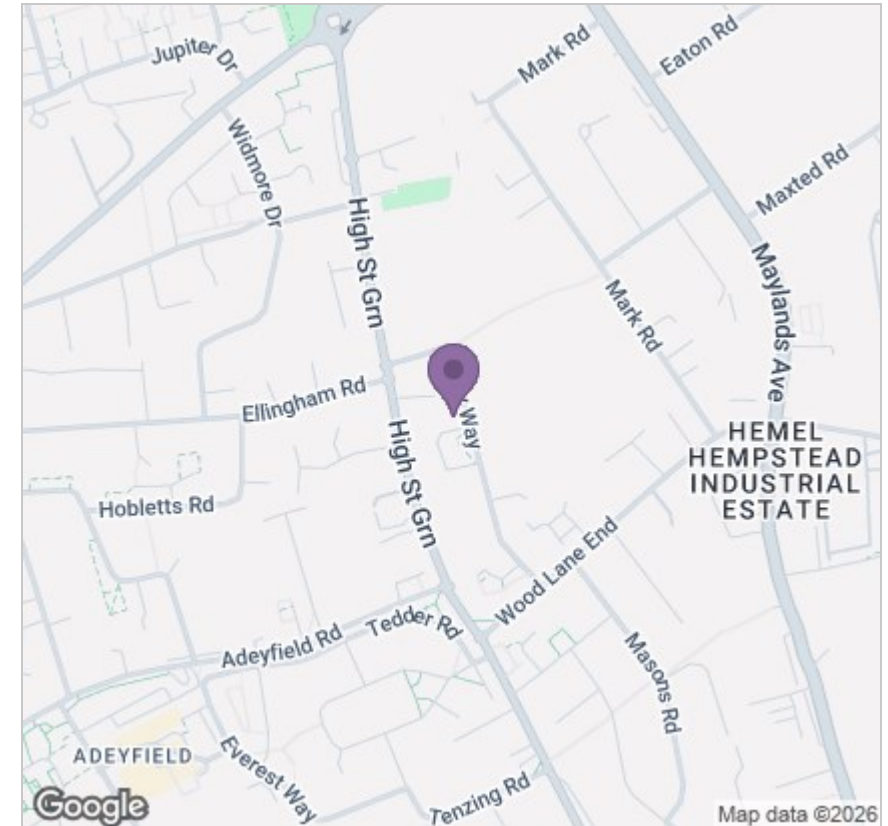
Viewing

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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Area Map



Energy Efficiency Graph

