



St. Albans Hill  
Hemel Hempstead, HP3 9NQ

squire | estates

---



## St. Albans Hill, Hemel Hempstead

Squire Estates are pleased to offer this spacious TWO DOUBLE bedroom, TWO BATHROOM first floor apartment situated in this GATED DEVELOPMENT with PARKING within close proximity of amenities and walking distance to Apsley Railway Station.

The property offers spacious room sizes, the open plan lounge room/ kitchen area has a balcony, the modern integrated kitchen has ample base and wall units for storage, and an island with a sit up breakfast bar and plenty of coordinating worktop space making prepping and cooking meals simple. There is access from the lounge area through large French doors to the decked balcony.

The central hallway provides doors to the master bedroom, inclusive of an en-suite shower room with a shower cubicle, WC and vanity unit. The second double bedroom has views to the front of the property and the modern part tiled family bathroom comprising of a bath with shower over, a WC and a vanity unit.

Externally the apartment has a gated parking space, and communal gardens with two visitor spaces.

Situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre.

For travel, Apsley mainline station offers a fast and frequent railway service into London Euston in 24 minutes and both the M1 and M25 motorways are a short drive away.

To arrange a viewing or for more information please contact our office on 01442 233 533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- Two Double Bedroom Apartment
- Modern Open Plan Living
- Good size balcony
- Master bedroom with ensuite shower room
- Walking Distance To Apsley BR Station
- Gated Allocated Parking For One
- Communal garden
- No Chain

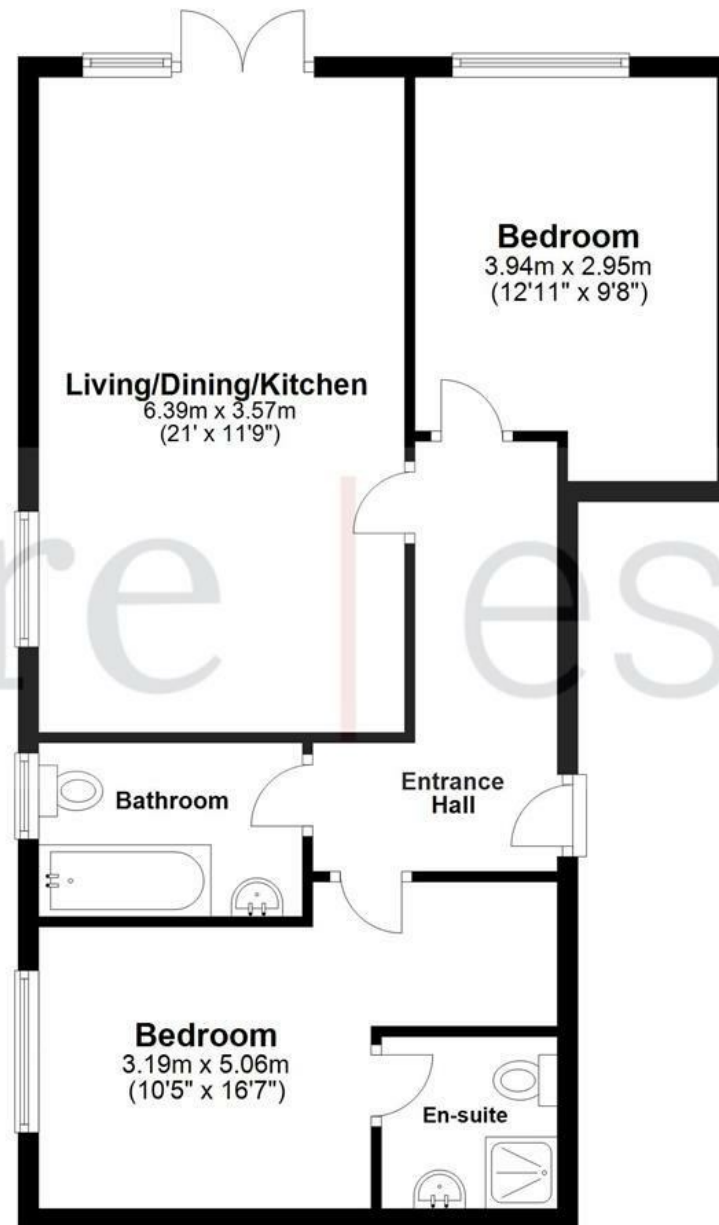
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

## Floor Plan

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)