



Alexandra Road  
Hemel Hempstead, HP2 5XG

squire | estates

## Alexandra Road, Hemel Hempstead

Welcome to this delightful one-bedroom first-floor flat, conveniently situated within walking distance of both Hemel Hempstead town centre and the historic Old Town. Offered in good condition, this property combines modern living with a prime location, making it an ideal home for singles or couples.

Ideally located within walking distance of Hemel Hempstead town centre and the charming Old Town, this flat provides easy access to shops, restaurants, and cultural attractions. The fully fitted contemporary kitchen is equipped with modern appliances and ample storage, perfect for those who love to cook and entertain.

The bright and airy lounge offers a comfortable space for relaxation, enhanced by plenty of natural light. The spacious bedroom features mirrored wardrobes, providing generous storage and adding a touch of elegance to the room. Additionally, there is a well-maintained bathroom with modern fixtures and fittings.

Enjoy the convenience of private parking, a valuable feature in this sought-after location. This property is offered with no upper chain, facilitating a smoother and quicker purchase process.

This one-bedroom flat presents an excellent opportunity to experience the best of Hemel Hempstead living. With its modern amenities, convenient location, and additional benefits such as private parking and no upper chain, it's a perfect choice for your new home. Don't miss out on this wonderful property.

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

- Close to Town Centre
- One Bedroom
- 1st Floor
- Modern Kitchen
- Spacious Lounge
- Private Parking
- No upper chain

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) <b>A</b>                                 |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 76      | 76  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC  |

# First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

Plan produced using PlanUp.



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