



Belswains Lane
Hemel Hempstead, HP3 9XB

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Belswains Lane, Hemel Hempstead

Welcome to this charming first-floor one-bedroom maisonette, offering comfortable living with the added benefits of a private garden and off-road parking. The property has a 165 year lease and no service charge.

As you enter through the front door, you are greeted by an entrance hall with stairs leading to the first floor. Upstairs, you will find a cozy lounge, a spacious double bedroom, a fitted kitchen, and a modern bathroom featuring a shower over the bath. The hallway provides access to a large loft area via a ladder, complete with Velux windows, ideal for storage.

Externally, the property boasts an allocated off-road parking space to the front and to the rear a private rear garden, accessed via a side passage provides a perfect location for outdoor relaxation and entertaining.

Located within walking distance of Apsley BR station, you can enjoy fast train services to London Euston.

The maisonette is also close to local shops including Sainsburys and the picturesque Apsley Marina, making it a very convenient home.

Features


- One bedroom maisonette
- Excellent sized loft storage
- Rear Garden
- Off road parking
- Must be seen!
- Gas central heating
- Walking distance to Apsley Marina & Mainline station
- 165 year lease
- No service charge
- Council Tax - B

To Book a Viewing

Please contact Squire Estates on 01442 233533.

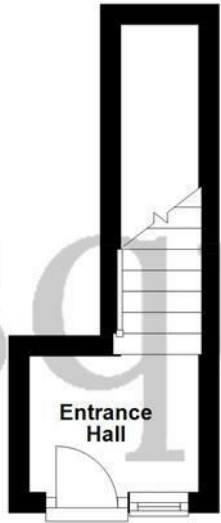
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 4.6 sq. metres (50.0 sq. feet)



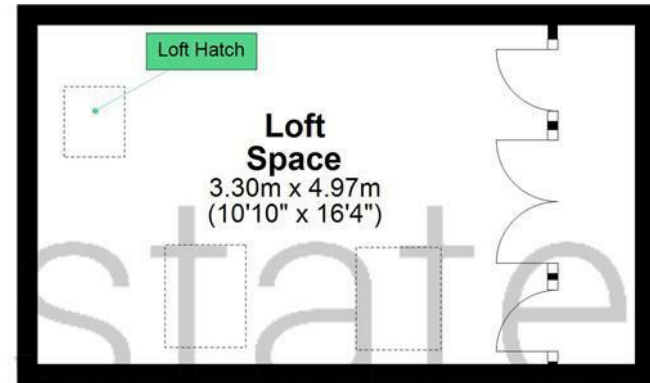
First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Second Floor

Approx. 19.2 sq. metres (206.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.9 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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