



Kimpton Close  
Hemel Hempstead, HP2

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## Kimpton Close

Fantastic INVESTMENT OPPORTUNITY or FIRST TIME BUY OPPORTUNITY This spacious TWO BEDROOM first floor apartment with RESIDENTS PARKING is located in a popular road close to local shops and primary schools.

The property is offered in immaculate condition and comprises of an entrance hall opening to a bright and spacious lounge/dining room with full height windows affording lovely open views over communal gardens. The kitchen is white gloss fitted with ample wall and base units and space for washing machine, tumble dryer, cooker, and a freestanding fridge freezer, there is also a large storage cupboard/larder providing more storage. There are two bedrooms, one double and one large single and a family bathroom which is fully tiled with a modern white suite comprising of bath and power shower over, pedestal wash hand basin and WC.

Externally there are communal gardens and residents parking.

This property is currently rented with tenants paying £1050 pcm, we can if necessary give the tenants notice.

## Location

The apartment is situated in a well kept development block on a quiet residential road in the Woodhall Farm area of Hemel Hempstead close to local shops and amenities and is a short drive from the mainline station with a fast and frequent railway service into London Euston and close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports.

Hemel Hempstead has a good range of shopping facilities and many recreational facilities including close by the open spaces of Grovehill playing fields, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The highly regarded Brockwood Infant and Junior School and Holtsmere End Primary schools, Astley Cooper Secondary school and various independent schools are within close proximity.

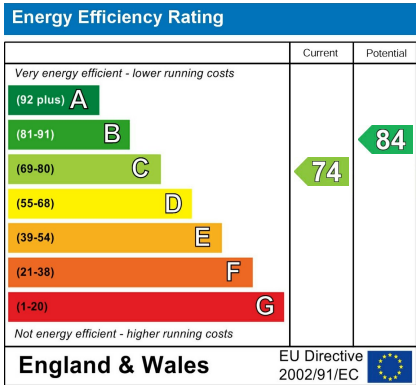


## Features

- Two Bedroom Apartment
- First floor
- Spacious lounge
- White gloss kitchen
- Fully tiled bathroom
- Communal gardens
- Council tax band B
- Ground rent £10pa
- Service charge and insurance £366pa

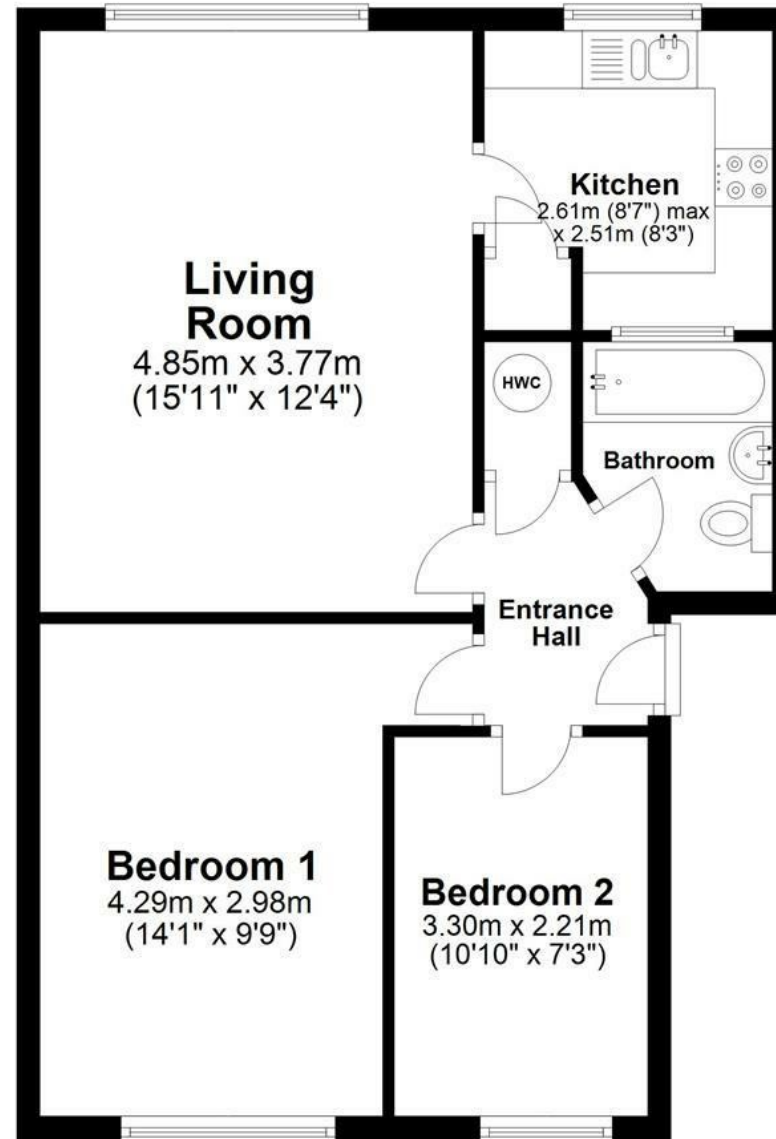
## Viewing

Please contact Squire Estates on 01442 233533.



## Floor Plan

Approx. 54.6 sq. metres (588.1 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 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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