



Swanmead  
Hemel Hempstead, HP3 9DQ

squire | estates

## Swanmead, Hemel Hempstead

This superb GROUND FLOOR two bedroom apartment is located in this much sought after part of APSLEY benefitting from allocated parking for TWO CARS.

The property enjoys a spacious lounge, The fully fitted kitchen has ample wall and base includes a built in oven and space for freestanding washing machine and fridge freezer.

There are two double bedrooms with the principle bedroom featuring patio doors onto a private patio area.

The family bathroom is fitted with a bath, shower, sink and a vanity unit.

Apsley is a fantastic location for commuters, as the train station is located centrally, providing fast and frequent railway service into London Euston in 24 minutes. Close by is the A41, which provides access to the M25 and M1. The Two Waters Primary School is close by and the closest Secondary School is Longdean. Shopping options are great in Apsley, with lots of large well known stores, such as Pets at Home, Dunelm, Wickes, Argos and Wren Kitchens.

## Features


- Two bedrooms
- Ground floor apartment
- Separate kitchen
- Spacious lounge
- Bathroom
- Apsley location
- Close to Apsley Station
- Allocated parking for two cars

## 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			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		7	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.0 sq. feet)

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

