



Leighton Buzzard Road  
Hemel Hempstead, HP1 1SJ

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## Leighton Buzzard Road, Hemel Hempstead

**\*\*WALKING DISTANCE TO TOWN CENTRE\*\*** Welcome to this charming two-bedroom first-floor apartment located on Leighton Buzzard Road in Hemel Hempstead.

This lovely property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there is plenty of space for a small family, a couple, or even for those who desire a guest room or a home office.

The apartment features newly fitted carpets, adding a touch of luxury and comfort to the living space. The bathroom provides convenience and privacy for residents and guests alike.

Situated within walking distance to Hemel Hempstead Town Centre, this property offers easy access to a variety of amenities, including shops, restaurants, and local schools. Additionally, the convenience of two parking permits ensures that parking will never be a hassle for residents or visitors.

For added convenience, the building is equipped with a communal lift, making it easily accessible for all residents, including those with mobility needs.

Available Now.

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 bedroom first floor apartment
- NEW CARPETS & RE-PAINTED THROUGHOUT
- Walking distance to Town centre & Old town
- Parking permits for 2 cars
- EPC - E
- Council tax - C
- Available Now
- Communal gardens
- Close to local schools & amenities
- Communal lift

## 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	79
England & Wales		EU Directive 2002/91/EC	





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