



Selden Hill  
Hemel Hempstead, HP2 4FW

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## Selden Hill, Hemel Hempstead

This modern two-bedroom, two-bathroom apartment is one of the biggest properties within this complex and offers an ideal living space for those seeking convenience, comfort, and style.

The apartment features a spacious large entrance hall with built-in storage cupboards, providing ample space for coats, shoes, etc.

Inside, the large open-plan living area has a Juliette balcony, a good size lounge seating area, space for a dining table and a well-appointed kitchen designed with contemporary fittings and appliances including fridge/freezer, dishwasher and washing machine.

Both bedrooms are generously sized with the master bedroom featuring an en-suite shower room. The second bathroom is equally stylish and well-equipped.

Additional highlights of the property include access to a beautiful communal rooftop terrace with stunning views, a great space for outdoor relaxation and entertaining guests.

The property benefits from secure allocated parking, providing peace of mind and convenience,

Conveniently situated close to the local train station, providing a direct link to London Euston as well as being a short journey to the M1 and M25 makes this an ideal property for commuters as well as first time buyers.

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

- LARGE 811 Sq Ft Apartment
- Two Double Bedrooms
- Master Bedroom with en suite
- Contemporary applianced kitchen
- Access to Communal roof garden
- Juliette balcony off lounge
- CHAIN FREE

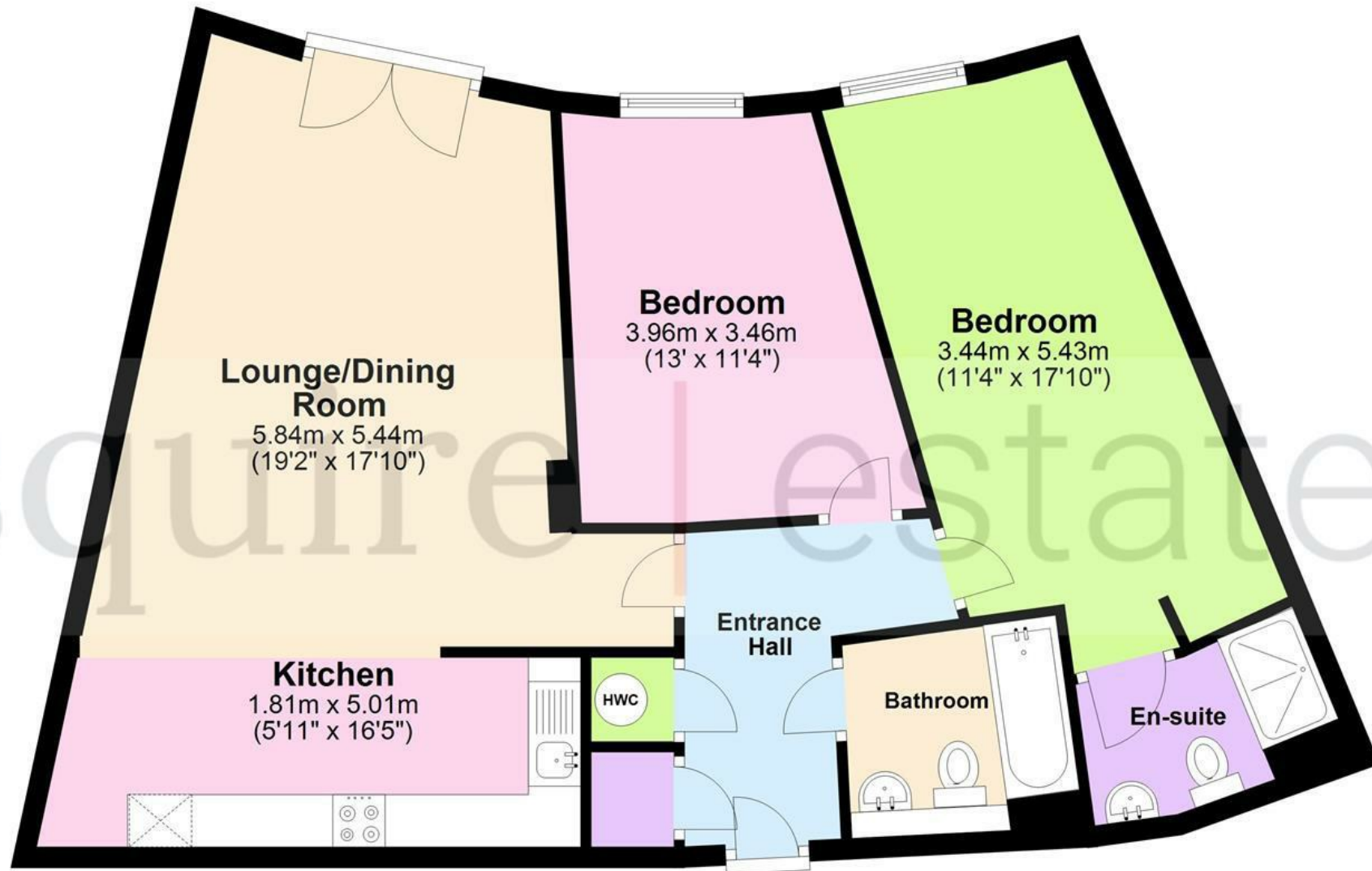
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Floor Plan

Approx. 75.4 sq. metres (811.8 sq. feet)



Total area: approx. 75.4 sq. metres (811.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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