



Wolsey Road
Hemel Hempstead, HP2 4TU

squire | estates

Wolsey Road, Hemel Hempstead

This stylish and well-presented ONE BEDROOM APARTMENT is ideally located in the heart of the town centre, offering unbeatable convenience with shops, restaurants, and transport links right on your doorstep. Plus, the property comes with the added benefit of ONE ALLOCATED PARKING SPACE.

Situated on the 1st floor, the building is accessed via a secure communal entry system, and residents can use either the lift or stairs to reach their apartment.

Step inside to discover a bright and spacious open-plan kitchen and lounge, perfectly designed for modern living. The kitchen is fully equipped with plenty of storage space, including integrated appliances such as a fridge/freezer, washing machine, and electric oven with hob and extractor fan. The property also features underfloor heating throughout, adding extra comfort and convenience.

The generously-sized double bedroom is bathed in natural light, creating a calm and inviting atmosphere. The bathroom is complete with a bath and rainfall shower overhead, WC, and sink.

This property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss out on this fantastic flat in a prime location

Features

- One bedroom apartment
- One allocated parking space
- Large bedroom
- Open plan kitchen/living room
- Located in the town centre
- Close to public transport
- Communal lift

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	73	73
(55-68) D		
(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. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 34.3 sq. metres (369.1 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. Copyright © SKMSTUDIO

Plan produced using PlanUp.

