



Epping Green  
Hemel Hempstead, HP2 7JD

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## Epping Green, Hemel Hempstead

### Spacious One-Bedroom Ground Floor Flat – Ideal Investment Opportunity

This spacious one bed ground floor apartment includes good size entrance hall a generous double bedroom with fitted wardrobes. The bathroom has a bath with shower over, sink and WC.

Good-sized living room with laminate flooring and feature electric fireplace, separate kitchen with ample wall and base units space for fridge/freezer, washing machine and cooker. The kitchen also benefits from two built-in storage cupboards, offering practical space for utilities or pantry use.

In need of some modernisation, this flat represents a great opportunity for investment landlords or cash buyers looking for a project.

Located within easy reach of the M1 and M25, the property offers strong transport links and future rental appeal.

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

- One Bedroom Flat
- Ground Floor
- Separate kitchen
- Excellent Buy to Let investment
- Lease is 52 years
- CASH BUYER ONLY
- Close to Maylands Industrial Estate
- Council tax band B

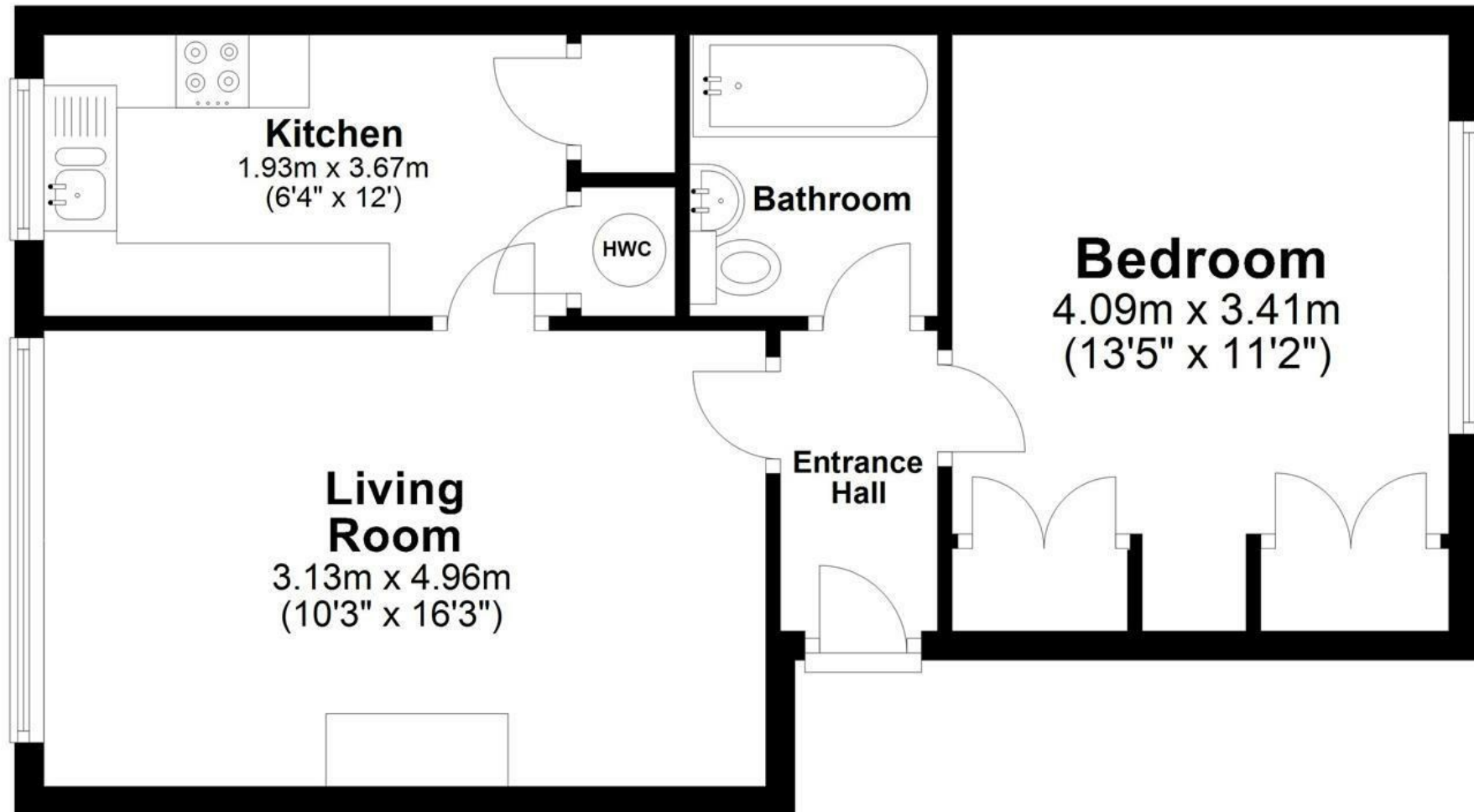
## To Book a Viewing

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		
	52	76
England & Wales		EU Directive 2002/91/EC

# Floor Plan

Approx. 45.0 sq. metres (483.8 sq. feet)



Total area: approx. 45.0 sq. metres (483.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide -

SKM Studio

Plan produced using PlanUp.



