



Rossgate  
Hemel Hempstead, HP1 3LG

squire | estates

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## Rossgate, Hemel Hempstead

Situated in the heart of Hemel Hempstead, this spacious three-bedroom duplex apartment offers an inviting blend of light, space and convenience. Over two floors, the property features a large and bright front reception room, a separate dining room and kitchen on the ground level, and three well-proportioned bedrooms upstairs served by a family bathroom with shower. Double glazed windows and gas central heating provide warmth and energy efficiency (EPC C).

Its location is one of the strongest draws: just a short walk from Hemel’s charming Old Town / town centre, you’ll find shops, cafés, local amenities and leisure options on your doorstep. Commuters benefit from excellent connectivity: Hemel Hempstead railway station is approximately 1.6 miles away, with regular services to London and beyond.

Local bus routes (e.g. 2, 20, 302, 46, 500) connect you across the town, including to Old Town and the Marlowes shopping precinct.

Families will appreciate the proximity to schools: Galley Hill Primary is only a few minutes’ walk away, and secondary schools such as Laureate Academy and John F. Kennedy Catholic are within easy reach.

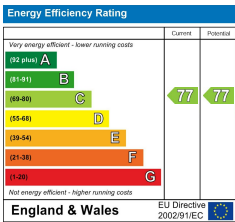
For daily needs, the Rossgate area includes local shops, cafés and take-away food outlets.

Health services are easily accessible: Parkwood Surgery is close by.

This is a comfortable, well-located duplex that balances the appeal of town-centre life with the serenity of a residential setting, an excellent option for professionals, couples or small families seeking a solid base in Hemel Hempstead.

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

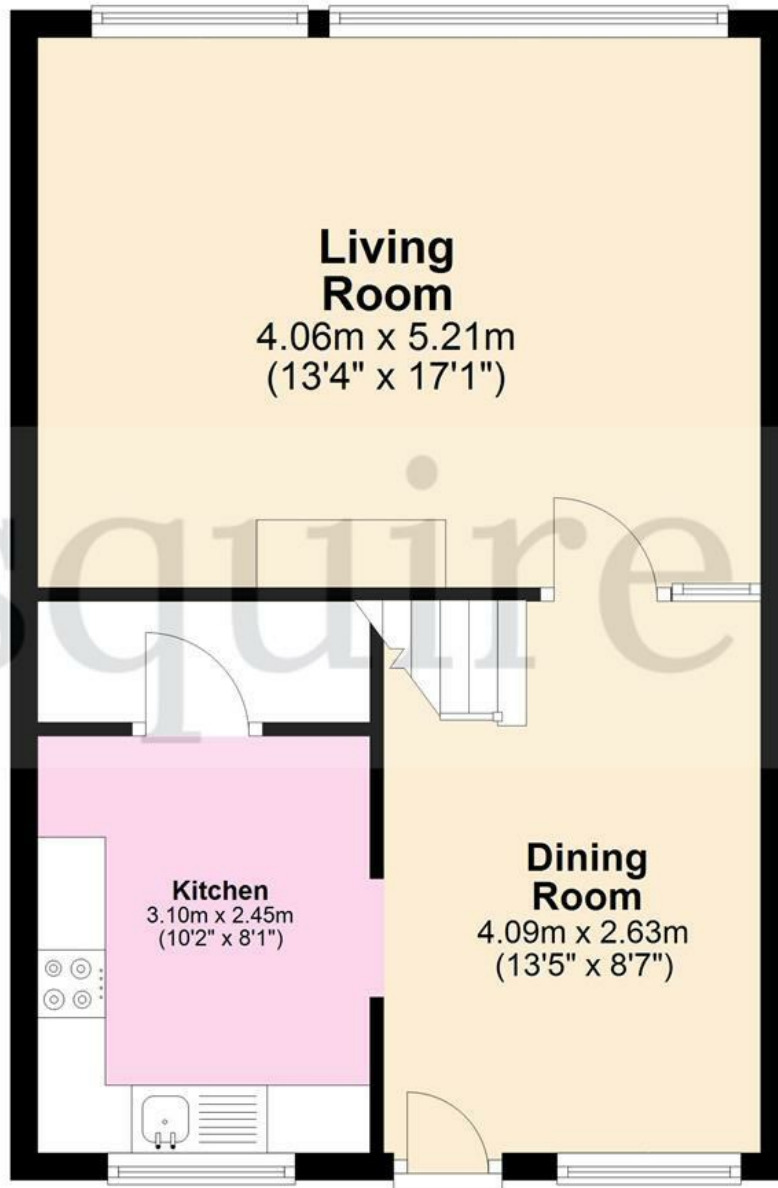
- Three good-sized bedrooms on upper floor
- Family bathroom with shower (separate WC)
- Large, bright living room at the front
- Separate dining room adjacent to kitchen
- Kitchen with ample worktop and storage
- Close to schools, GP surgery and local shops
- Convenient walking distance to Hemel’s Old Town / town centre
- Council Tax - C
- EPC- C
- Available Now!

Scan the QR Code to submit an offer



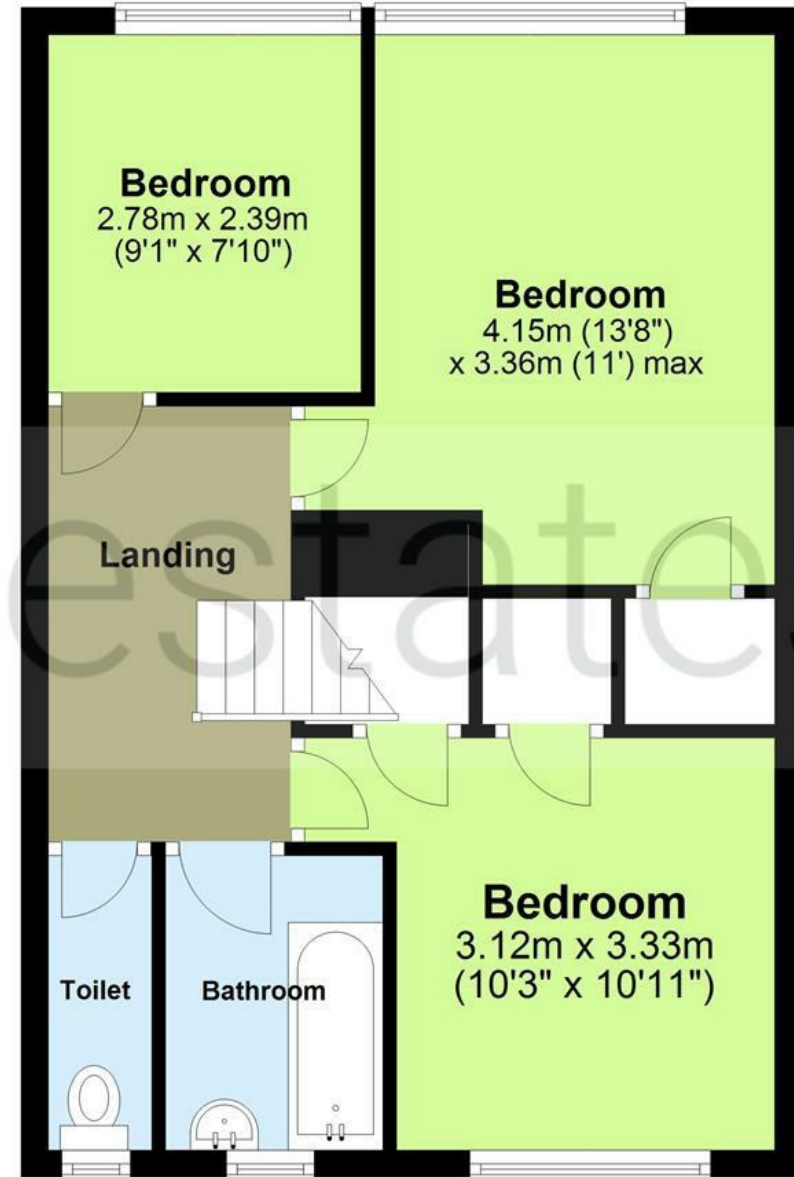
## Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 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

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