

**FOR  
SALE**



Smeathman Court Heath Lane, Hemel Hempstead

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Situated on the second floor in the highly sought-after Boxmoor area, this well presented two bedroom, two bathroom apartment offers spacious and convenient living, ideal for first-time buyers, downsizers, or investors alike.

The property features a generous kitchen fitted with ample wall and base units, providing plenty of storage and worktop space, along with designated space for a fridge freezer and washing machine, and a built-in oven.

A particularly attractive feature of the apartment is the good-sized lounge, offering a bright and comfortable living area with doors opening onto a private balcony overlooking the well maintained communal gardens.

Two bedrooms are generous double rooms with the principle bedroom having an en suite, benefits from a separate shower, WC, and wash hand basin.

The building has lift access to the property. Offered to the market chain free, this excellent apartment combines a desirable location with practical accommodation and is not to be missed. The apartment comes with one parking space and a visitor space.

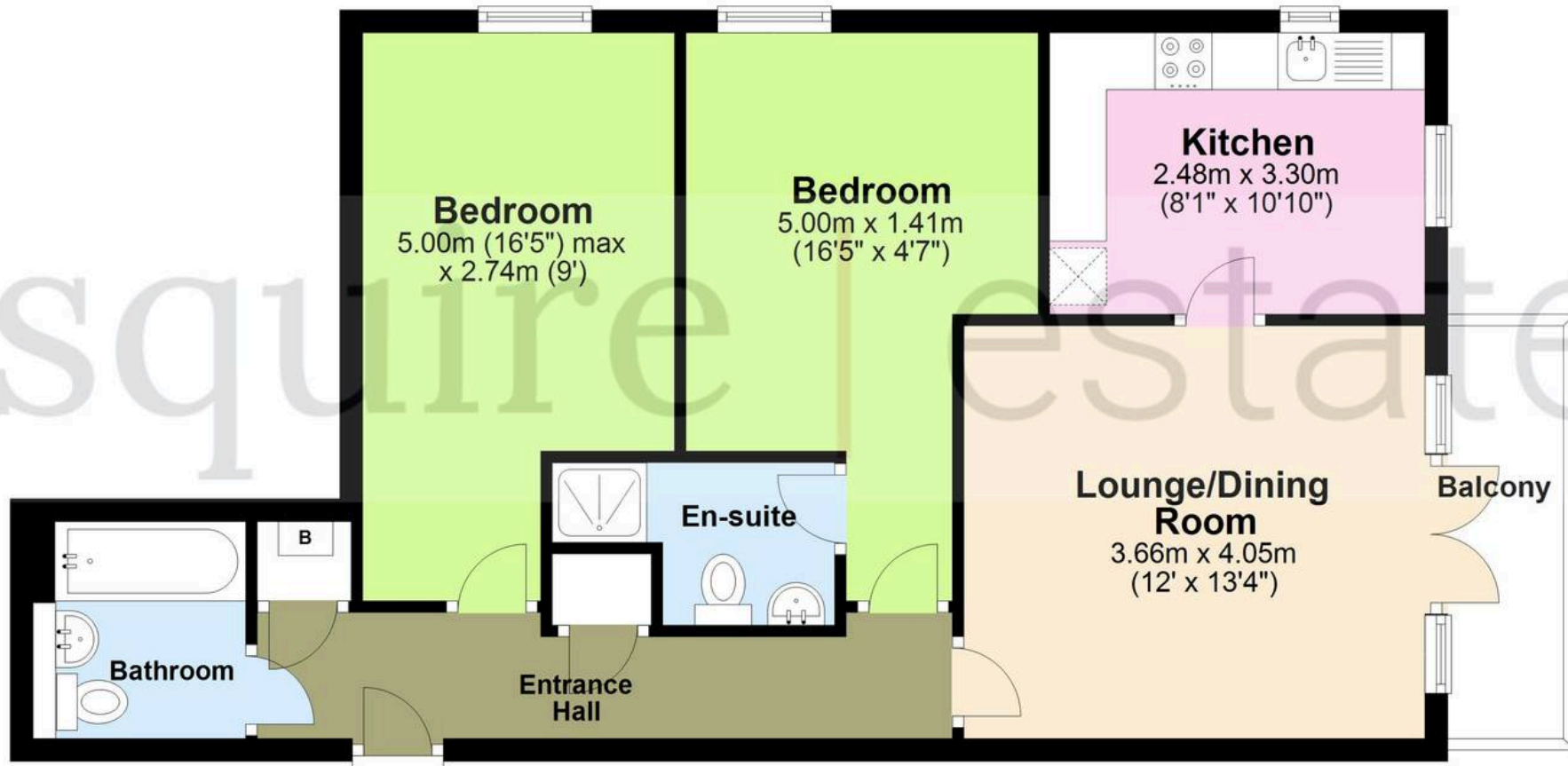
Council Tax band: D

- Two bedroom apartment
- CHAIN FREE
- Lease 128 years
- Lift in the building
- Balcony
- Boxmoor location



## Second Floor

Approx. 63.6 sq. metres (684.6 sq. feet)  
(excluding Balcony)



Total area: approx. 63.6 sq. metres (684.6 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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