



**49 Pelham Court, Hemel Hempstead, Hertfordshire HP2 4UP**  
**£950 PCM**

squire | estates

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**Squire Estates are pleased to market this Large two double bedroom flat in Leverstock Green, There is a large communal entrance hall serviced by stairs and two pedestrian lifts providing access to all floors with a security entry phone system in place to all apartments, and internally boasts spacious accommodation with a large hall benefiting from three large storage cupboards. There is very spacious southerly aspect lounge/dining room with feature fireplace and benefits from a spacious balcony, fitted kitchen and family bathroom and two double bedrooms.**

**On the ground floor the property benefits from additional storage with an internal numbered private lock up cage.**

**Externally there is ample residents parking, and communal gardens. Available NOW.**



Positioned on the St Albans side of Hemel Hempstead, Leverstock Green is very much considered a “village” and has a mixture of attractive mainly executive properties that have been built over the years. The “village” enjoys its own village green with an established cricket club and a parade of shops that include a wine bar / bistro, butchers, bakery and local village pubs.

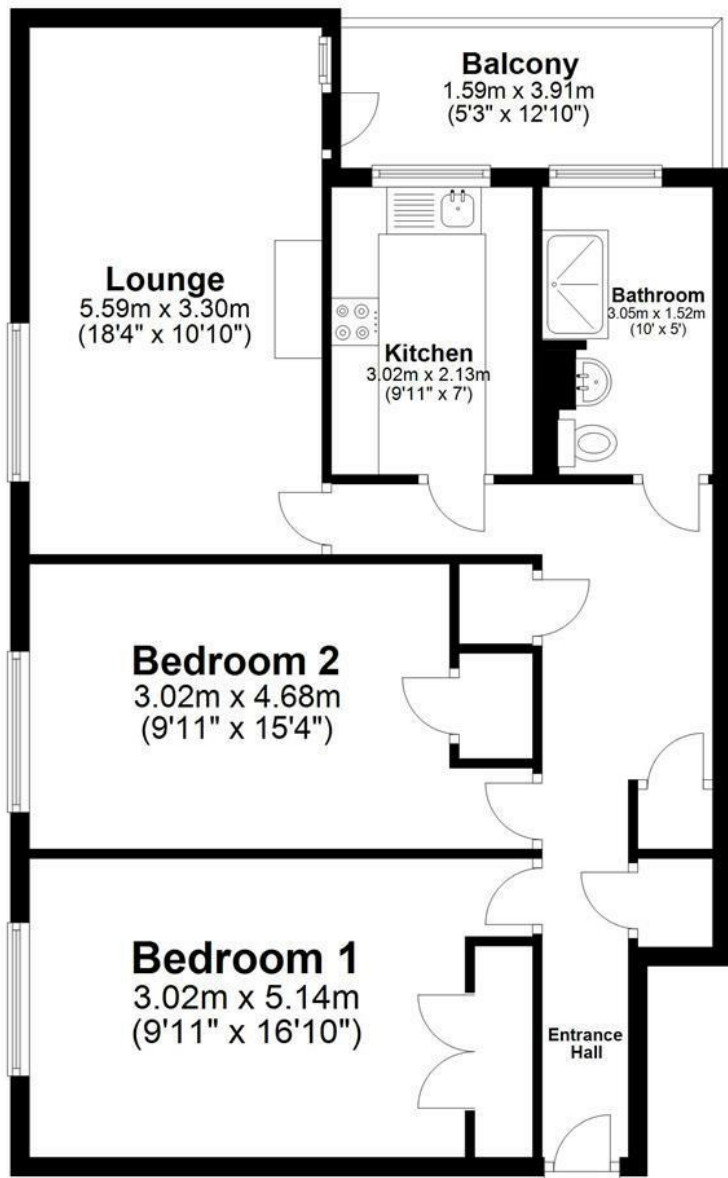
Located as it is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes and close to both the M1 and M25 motorways the area is ideal for commuters.

Leverstock Green also benefits from the recreational facilities in Hemel Hempstead including an IMAX cinema, Snow centre, Ice rink and the XC centre with a range of activities and multiple restaurants



# Floor Plan

Approx. 78.0 sq. metres (839.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC