



Flat 1, 25 High Street, Hemel Hempstead, Herts HP1 3AR
£895 PCM

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Located in the regenerated historic Old Town of Hemel Hempstead, is this spacious, Grade II listed period one bedroom ground floor apartment.

Offering a wealth of character features, this is a highly individual property featuring split-levels, exposed beams and brickwork, and benefits from gas central heating. The hallway opens to a spacious fitted kitchen/dining room with ample units. The inner hallway leads to a spacious sitting room with high ceilings and a feature fireplace, a fully tiled bathroom, and a double bedroom. Available Now



GROUND FLOOR

COMMUNAL ENTRANCE

Hardwood main entrance door. Security entry system. Staircase rising to upper floors.

ENTRANCE HALLWAY

Hardwood front door leading to hallway. Laminated wood effect flooring. Two ceiling light points. Exposed timbers. Radiator. Open archway to:

KITCHEN/DINING ROOM

Fitted with a range of base and wall mounted units with complementary roll edge work surfaces. Built in electric oven and grill and four ring ceramic hob with extractor hood over. Plumbing for a washing machine and space for a fridge freezer. Stainless steel sink unit with single drainer and mixer taps. Stainless steel splash backs. Laminated wood effect flooring. Inset ceiling spotlights. Radiator.

INNER LOBBY

Laminated wood effect flooring. Feature exposed brick wall and timbers. Three steps up to:

SITTING ROOM

Window to side aspect. Vaulted ceiling with exposed timbers and ceiling light point. Feature fireplace. TV point, telephone point and radiator.

BEDROOM

Double bedroom with window to side aspect. Radiator.

BATHROOM

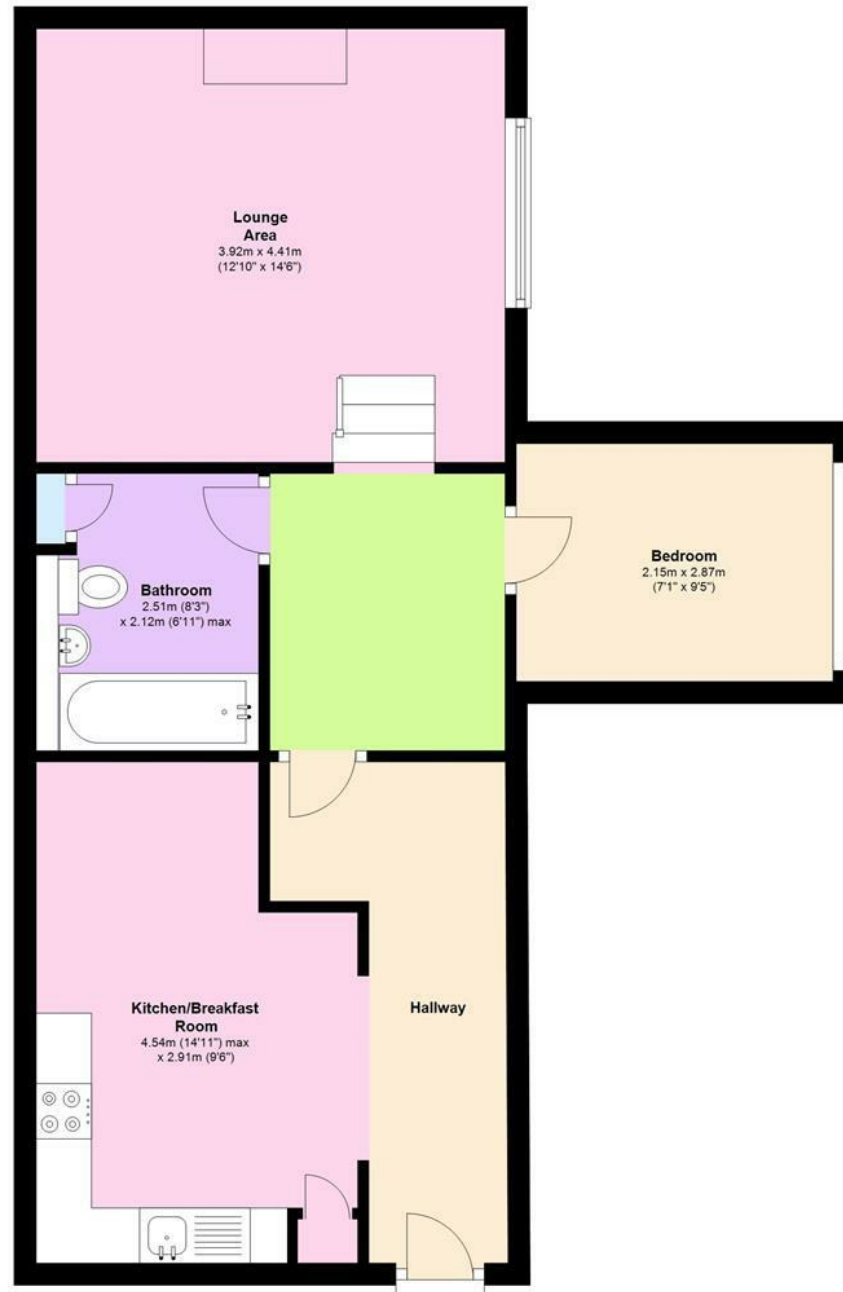
Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over. Glazed wall tiling to splash back areas and laminated wood effect flooring. Exposed wall timbers and inset ceiling spotlights. Built in cupboard housing the gas fired boiler serving domestic hot water and central heating system. Radiator.

GENERAL

999 Year Lease granted in Dec 2004



Ground Floor
Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC