



Pelham Court
Hemel Hempstead, HP2 4UR

squire | estates

Pelham Court, Hemel Hempstead

Large TWO DOUBLE BEDROOM APARTMENT with residents parking in LEVERSTOCK GREEN

A spacious sunny south-westerly aspect TWO BEDROOM APARTMENT with GAS CENTRAL HEATING, BALCONY and ample residents parking located in the highly desirable Leverstock Green which is conveniently located for M1 and M25 motorways and Hemel Hempstead town centre. The property requires updating but offers great potential.

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.

The apartment offers well planned and spacious accommodation throughout and is fitted with double glazing to all windows. The front door opens to a large hall benefiting from three large storage cupboards. There is very spacious southerly aspect lounge/dining room benefiting from a spacious balcony which faces west. The kitchen has a range of wall and floor units, with space for appliances including a cooker, washing machine fridge/freezer and a larder cupboard.

The principle bedroom is a very spacious room and benefits from a large recessed wardrobe. Bedroom two is a large double room also with a recessed wardrobe. The recently refitted shower room features a large shower with seat, towel rail, sink with vanity unit and a WC.

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.

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

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

- Two double bedrooms
- Separate kitchen
- Large lounge/diner
- Service charge £1040.00pa
- Ground rent £245.12pa
- Council tax band A
- Contact agent for lease details

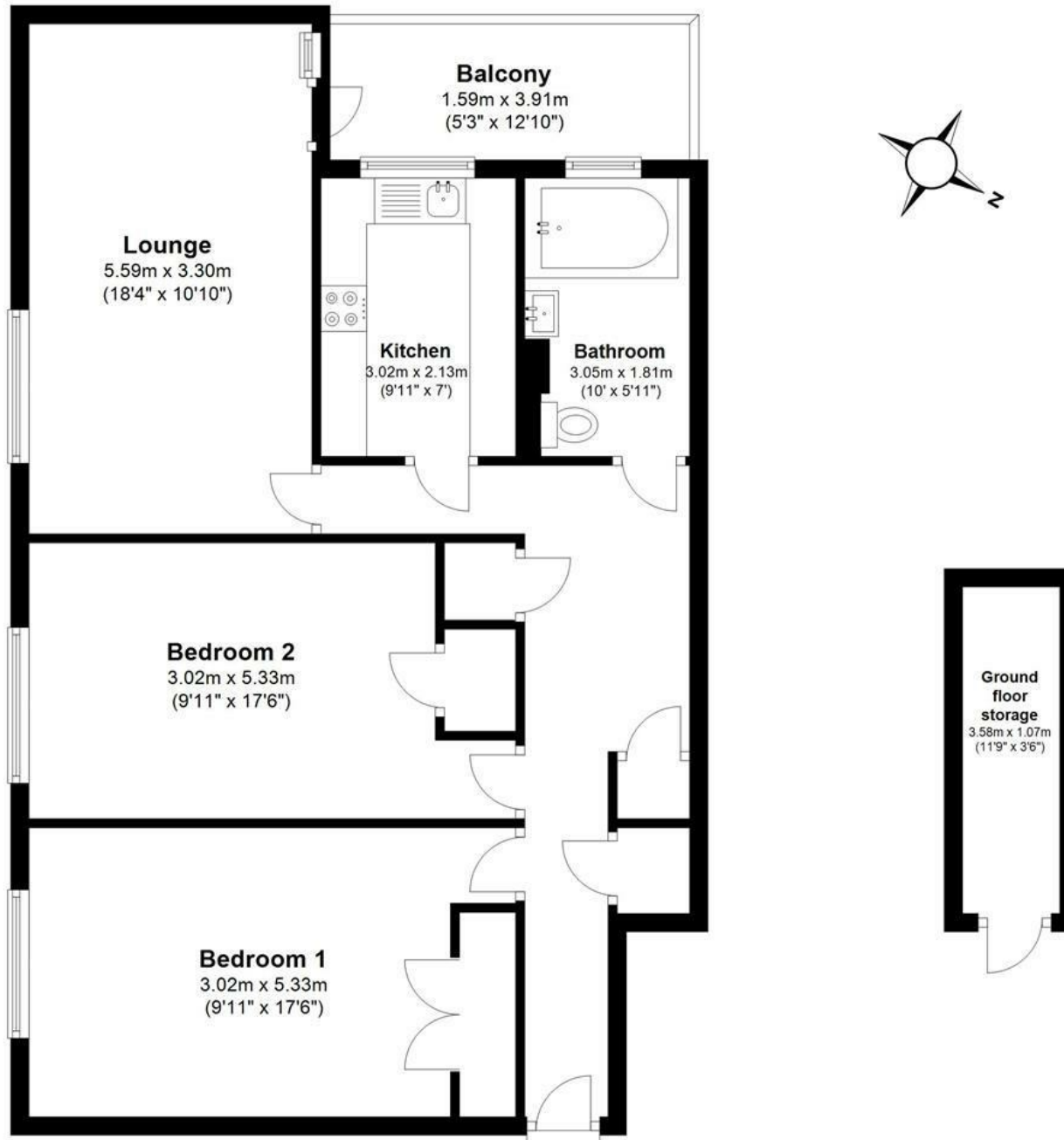
To Book a Viewing

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		71	78
(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	

Floor Plan

Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk