



Swan Court
Hemel Hempstead, HP1

squire | estates

Swan Court

Convenient for HEMEL HEMPSTEAD MAIN LINE STATION and located right in the heart of Hemel Hempstead town centre and convenient for transport is this a superbly presented purpose built ONE BEDROOM MODERN 5th floor APARTMENT with two passenger lifts. FIRST TIME BUYER or INVESTMENT OPPORTUNITY

The property comprises of a high specification accommodation with a good size lounge area which benefits from a Juliette balcony. There is an open plan kitchen with integrated oven, dishwasher, fridge/freezer, fitted with a granite worktop.

There is a large double bedroom and a fully tiles contemporary style shower room with shower, wall hung sink and WC.

The development also boasts a state of the art digital parcel system for deliveries, two lifts and is within walking distance to Hemel Hempstead's main line train station and the Marlowes shopping centre .

A premier apartment block located in the heart of Hemel Hempstead within two minutes' walk to The Marlowes shopping centre and Hemel Hempstead main line station. The town centre offers multiple high street brands, whilst Hemel's Old Town, located a short drive away, has recently been pedestrianised and offers a number of independent shops and restaurants.

Hemel Hempstead station runs a regular rail service into London Euston, taking approximately 25 minutes. The M1 is about 10 minutes' drive away, providing access to the national motorway network.

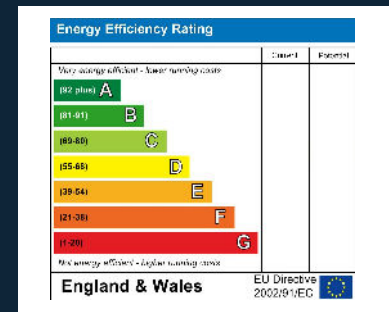
For local amenities, Jarman Park (1.0 miles) has recently been redeveloped and now has an IMAX Cinema, a gym, an ice rink and a number of chain restaurants. The XC Centre is opposite with its climbing wall and pot holing adventure. The largest Snow Centre in the UK, where the Olympic Team train, is also close by.

Features

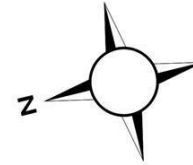
- Town Centre Location
- One Bedroom Apartment
- Open Plan Living /Kitchen
- Lift Access
- Lease Length 117 Years Remain
- Ground REnt £350 Per Annum
- Service Charge £887.52 Per Annum
- Council Tax Band B

Viewing

Please contact Squire Estates on 01442 233533



Floor Plan



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



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