



Corner Hall  
Hemel Hempstead, HP3 9YT

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## Corner Hall, Hemel Hempstead

We are proud to market this IMMACULATE luxury second floor apartment, TWO bedroom apartment offered in excellent decorative order throughout with UNDERFLOOR HEATING and ONE ALLOCATED PARKING SPACE. Conveniently located in Corner Hall, the property is only 7 minutes walk away from the town centre and Hemel Hempstead main line station is about 9 minutes walk away.

Stairs from the communal entrance lobby lead up to the apartment. The hallway leads to a spacious open plan lounge/dining room with three feature windows with views to the front of the rear of the development. There is a contemporary style kitchen fitted with ample white high gloss units and integrated appliances including an oven, gas hob, dishwasher, fridge/freezer and a washing machine. The main living area has excellent space, for a sofa and dining table.

There are two good size bedrooms. The master bedroom is a lovely room with lots of natural light and fitted wardrobes. Bedroom two is a good size room. The luxury en suite, is fully tiled with spot lights and features a shower, wall hung sink, vanity unit and wall hung WC.

The apartment benefits from ONE ALLOCATED PARKING SPACE.

This beautiful apartment is situated close to the centre of the Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short walk ( only 9 minutes) from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

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 bedrooms
- Two bathrooms
- CHAIN FREE
- Immaculate condition
- Close to the town centre
- Council tax band D

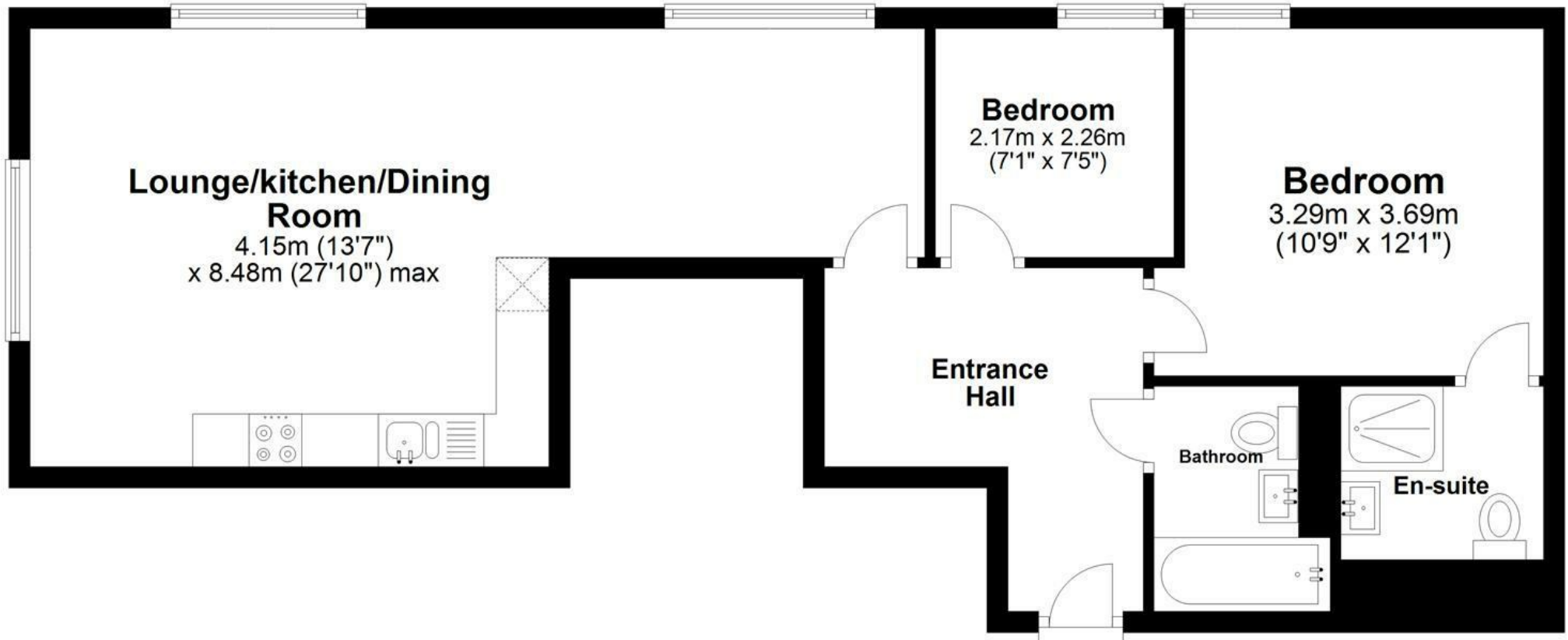
## To Book a Viewing

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		73	73
(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. 61.3 sq. metres (660.1 sq. feet)



Total area: approx. 61.3 sq. metres (660.1 sq. feet)

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



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