



Groundsel Walk
Hemel Hempstead, HP2 4GW

squire | estates

Groundsel Walk, Hemel Hempstead

Squire Estates are pleased to present to the market an immaculate GROUND FLOOR two DOUBLE bedroom apartment offered in excellent decorative order with an OUTSIDE PATIO AREA. The apartment also benefits from 2 ALLOCATED PARKING SPACES and a long lease.

The apartment features a large hallway with three good size storage cupboards. The spacious open plan lounge/dining area benefits from double glazed patio doors opening to a paved patio for sitting out on summer days. The modern kitchen is well fitted with ample units and integrated appliances including oven and hob, fridge/freezer, washing machine.

The principal Bedroom is a large double, bedroom two is also a large double. The family bathroom features a bath with shower over, wall hung sink, WC and heated towel rail.

The apartment forms part of an established development of luxury houses and apartments built in 2013 located in the exclusive village of Leverstock Green convenient for the M1 and the Industrial area.

Leverstock Green is a prestigious area of Hemel Hempstead, occupying the most North area of Hemel Hempstead, offering direct access to St Albans and the M1. Leverstock Green has a lovely community spirit, with regular fates on the nearby Cricket Green, close to the Holy Trinity Church. The Ofsted Rating Outstanding Primary School: Woodfield, is located here, as well as the highly regarded Longdean School.

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 bedroom apartment
- Two allocated parking spaces
- Ground Floor
- Private patio area
- Leverstock green
- Council tax band D
- Close to local shops
- Immaculate throughout

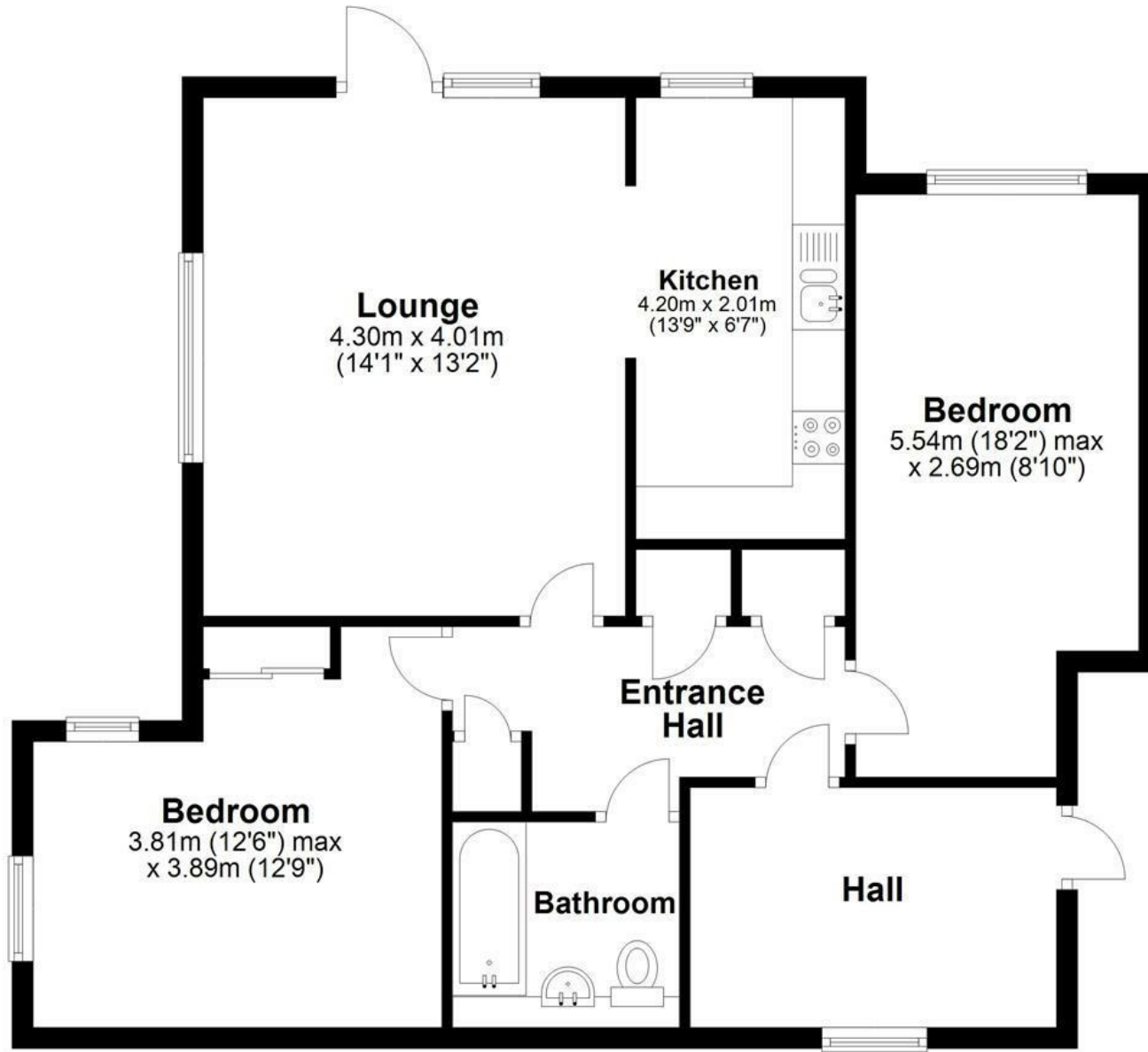
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

Ground Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 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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