



Alison Court, Wood End Close
Hemel Hempstead, HP2 4QA

squire | estates

Alison Court, Wood End Close, Hemel Hempstead

Squire Estates are pleased to welcome to the property market this ONE BEDROOM, Duplex apartment with a SHARE OF FREEHOLD that presents a desirable blend of modern living over two floors. Its well-designed interior, communal garden, allocated parking space, and location within a private development make it an attractive option for those seeking a contemporary and comfortable lifestyle.

The front door of this desirable property leads off a hallway via communal entrance.

On entering the apartment, you will find yourself in the lounge that provides french doors leading into the communal garden. The kitchen has ample wall and base units with co-coordinating work surfaces, a built-in oven and hob with extractor fan and space for a fridge/freezer and washing machine.

Upstairs you will find a bright bedroom, with plenty of space offering comfort and convenience you will also find a modern bathroom comprising of bath with shower over, WC and pedestal sink.

Externally, the enclosed south facing rear garden is shared with the 6 other one bedroom apartments providing a serene outdoor space perfect for relaxation, entertaining guests, or enjoying the beautiful weather. The garden offers ample room for outdoor furniture, plants, and personal touches.

To the front, the apartment has the added benefit of one allocated parking space, ensuring easy access and secure parking for residents

Situated in 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.

The property is a short drive 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 motorway

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

- ONE BEDROOM DUPLEX APARTMENT
- Share of freehold
- Communal garden
- Allocated parking
- First floor bedroom and bathroom
- Close to shops and industrial estate
- Close to motorway

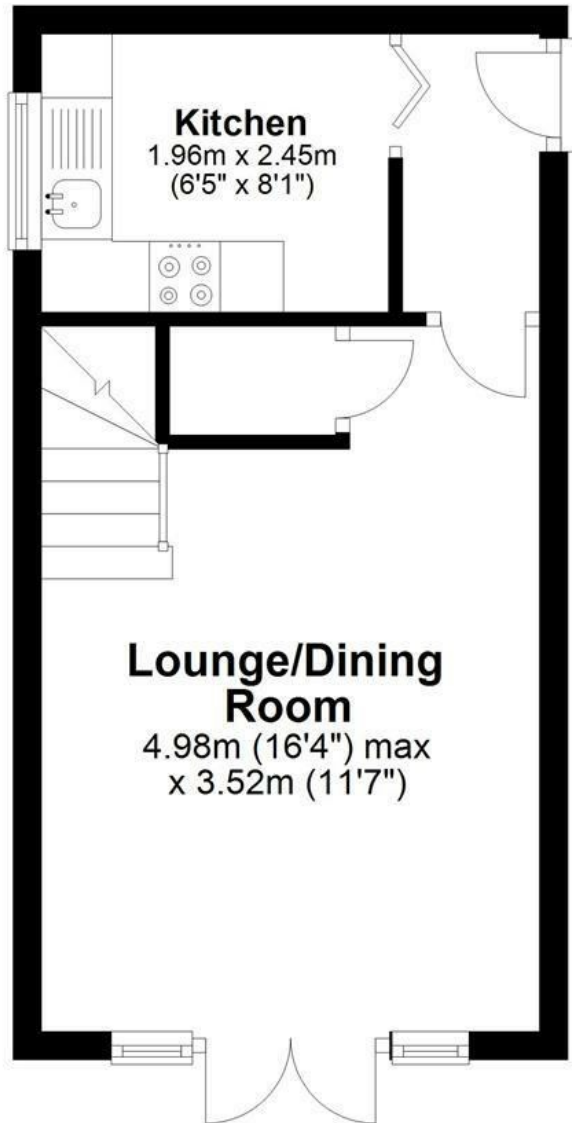
To Book a Viewing

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			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

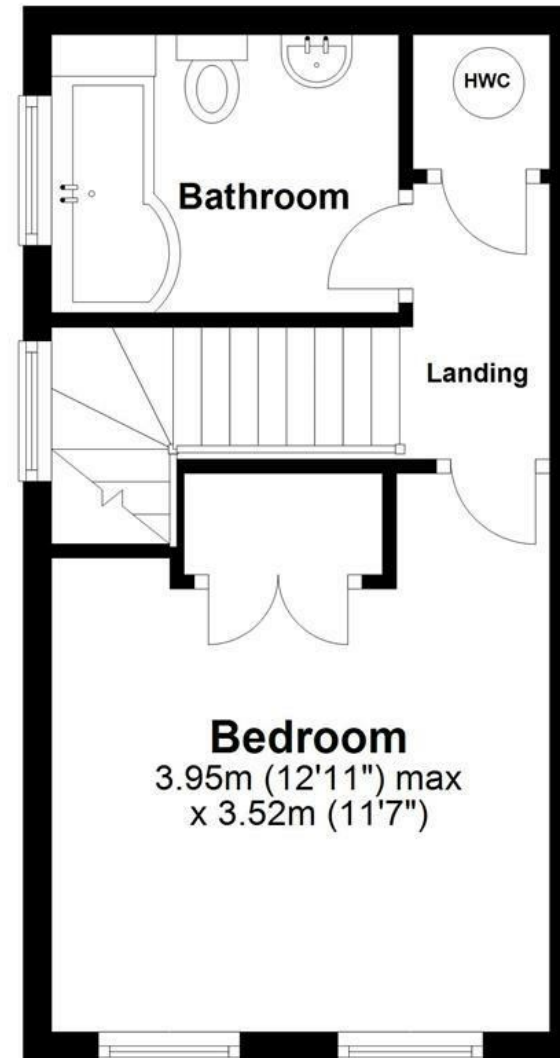
Ground Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



First Floor

Approx. 24.9 sq. metres (267.8 sq. feet)



Total area: approx. 49.7 sq. metres (534.7 sq. feet)

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