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Arran Close  
Hemel Hempstead, HP3 8TQ

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## Arran Close, Hemel Hempstead

Step into comfort and style with this lovely 1-bedroom first-floor flat, presented in excellent condition. The property boasts a newly fitted kitchen equipped with all the latest appliances, providing a modern and convenient cooking space.

The living area is a bright and welcoming lounge, offering a perfect setting for relaxation. The modern bathroom has a shower over the bath. Additionally, there's an area off the hallway cleverly utilized as an office space, perfect for those working from home or seeking a dedicated study corner.

The bedroom is generously sized, offering a cozy retreat for rest and relaxation. The overall layout is designed to maximize both functionality and aesthetics, creating a harmonious living space.

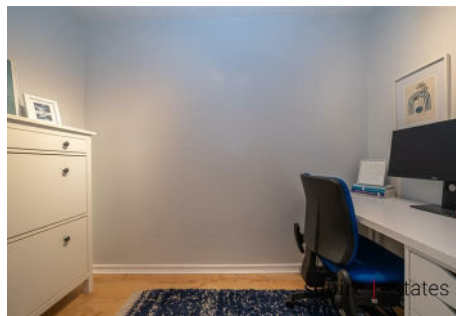
One of the standout features of this property is the ample parking available, providing convenience for residents and their guests. Furthermore, the low service charge ensures cost-effective living while maintaining the quality and upkeep of the communal areas.

This first-floor flat is not only a comfortable home but also a testament to modern living. With its well-thought-out design, and practical amenities, this property offers an opportunity for a delightful and hassle-free living experience. Don't miss the chance to make this your home.

The property is positioned in Northend on the St Albans side of Hemel Hempstead and on the borders of Leverstock Green.

Much considered a 'village', Leverstock Green has a mixture of attractive, mainly executive properties that have been built over the years. The 'village' enjoys its own green with an established cricket club and a parade of shops that include a wine bar/bistro, butchers, bakery and local pubs.

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 first floor flat
- New kitchen
- Bright lounge
- Separate study area
- Ample parking
- Low service charge and ground rent
- 89 Year lease

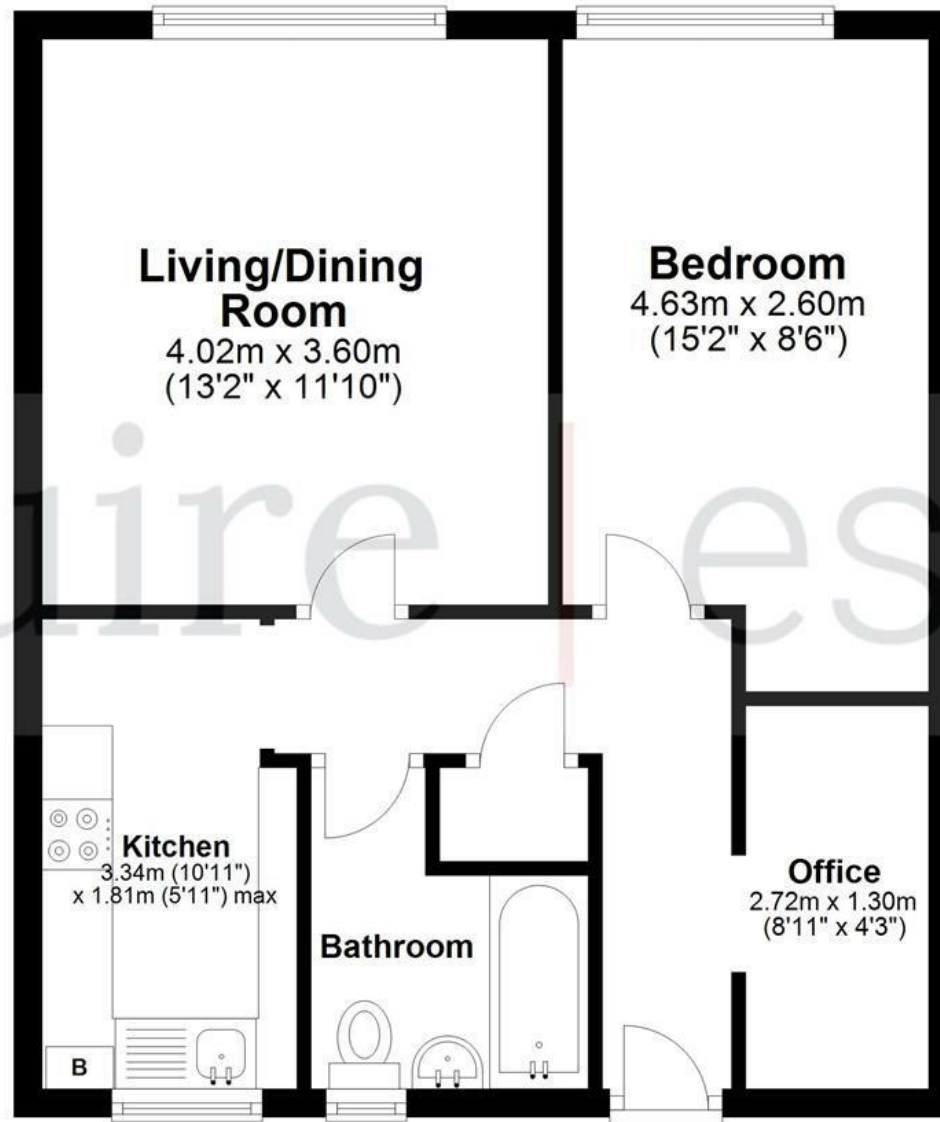
## To Book a Viewing

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	72	74
(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. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 46.9 sq. metres (505.2 sq. feet)

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

