



Hales Park
Hemel Hempstead, HP2 4RH

squire | estates

Hales Park, Hemel Hempstead

Welcome to this exceptional 2 double bedroom first-floor apartment, boasting two private terraces that offer a delightful blend of comfort and convenience. Nestled in proximity to the Hemel Hempstead industrial estate and the M1 motorway, this residence offers a lifestyle of modernity and accessibility.

The heart of this home is the expansive open-plan area, seamlessly combining a spacious kitchen, lounge, breakfast, and study area. The design emphasizes a fluid and interconnected living space, creating an inviting atmosphere for relaxation and productivity. This area opens onto a private terrace, providing an exclusive outdoor retreat for leisure or entertaining.

Ascend the stairs to discover the second top-floor terrace, offering panoramic views and an additional space for outdoor enjoyment. Whether you're sipping your morning coffee or hosting a gathering under the open sky, these private terraces elevate the living experience.

The apartment features two generously sized double bedrooms, one adorned with a range of fitted wardrobes for ample storage. The master bedroom offers the luxury of direct access to the first-floor terrace, creating a seamless connection between indoor and outdoor living.

The well-appointed family bathroom features both a bath and a separate shower cubicle. This thoughtfully designed space, ensuring a comfortable and functional daily routine.

Benefiting from a long lease, this property is not just a home; it's an investment with the perfect blend of modern living and outdoor tranquility in this fantastic first-floor apartment.

This property is 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 with a range of activities and multiple restaurants.

The property is also a short drive from the M1 motorway and Hemel Hempstead mainline station with a fast and frequent railway service into London Euston 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 Double bedroom top floor apartment
- Vaulted ceilings
- Two private terraces
- Modern kitchen
- Large open plan living / dining area
- Offered in excellent condition
- 1 parking space
- Lease length 160 years remaining
- Service charge £1440 pa. Ground rent £50 pa
- Council tax band C

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	77
(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	

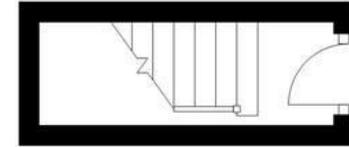
First Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



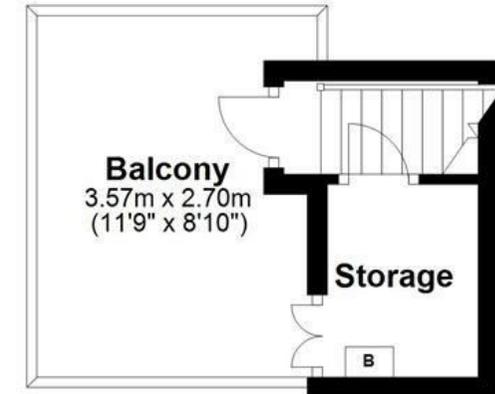
Ground Floor

Approx. 3.0 sq. metres (32.3 sq. feet)



Second Floor

Approx. 4.8 sq. metres (51.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 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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