



Elstree Rd
Hemel Hempstead, HP2 7QN

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Elstree Rd, Hemel Hempstead

Welcome to this beautifully refurbished ground floor 2-bedroom flat nestled within the sought-after Woodhall Farm estate. Meticulously maintained by its current tenants, this residence exemplifies a high standard of living.

Upon entering, you are greeted by a spacious lounge adorned with a picture window, allowing ample natural light to fill the room. The thoughtful design includes a breakfast bar that separates the lounge from the well-appointed kitchen. The kitchen itself boasts both floor and wall units, providing ample storage, and features built-in appliances, adding a modern touch to this inviting space.

The flat accommodates a double and a single bedroom. The fitted bathroom showcases contemporary design with a shower over the bath, ensuring a convenient and relaxing experience for residents.

The property comes with a lease length of 54 years, and should you choose to extend it, the cost for renewal is £28,000. This ground floor flat not only offers a stylish and comfortable living environment but also the convenience of being situated in the heart of the popular Woodhall Farm estate within walking distance of a Sainsbury's supermarket.

Woodhall Farm is also within walking distance to the Industrial Estate and a short drive to the M1 and M25 motorways.

Current rent £1200 pcm, vacant possession can be given.

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

- Top Specification
- Ground Floor Flat
- Recently Refurbished
- Two Bedrooms
- Close to Industrial Estate & Motorway
- 55 Year lease, £28,000 to extend
- Council Tax - B
- EPC - C

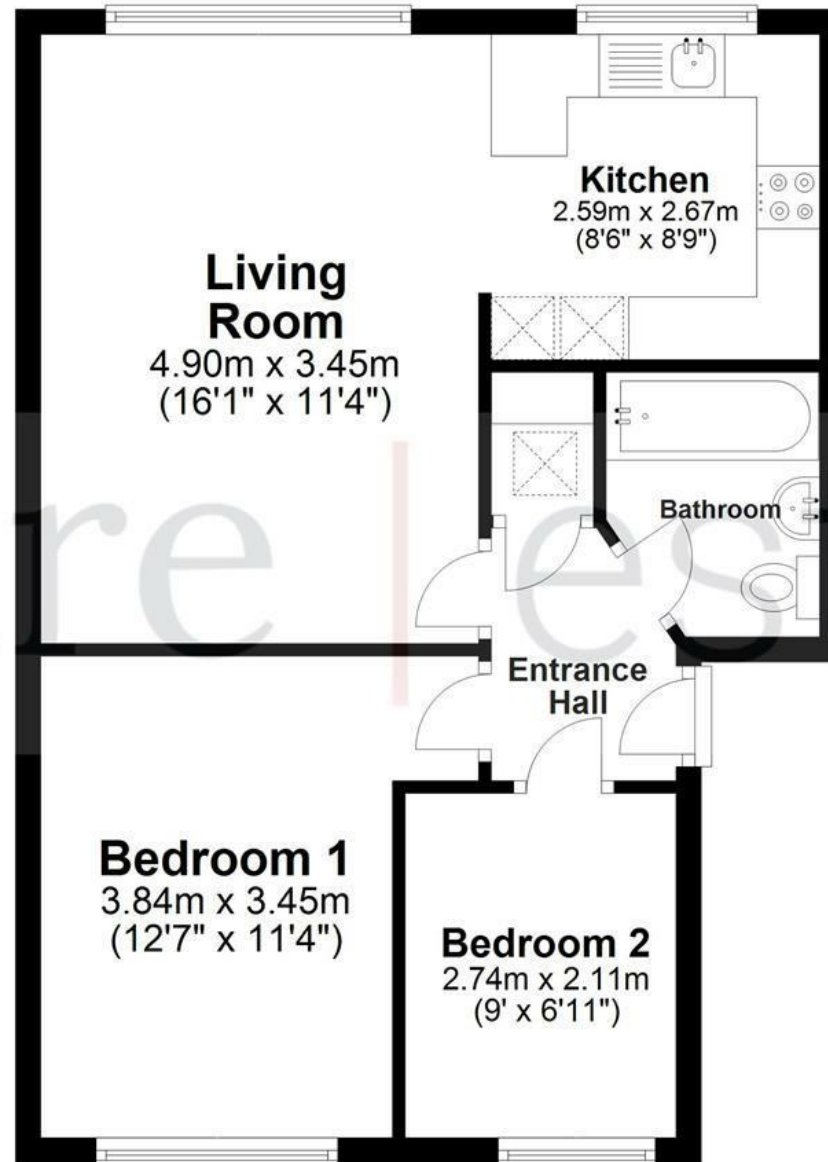
To Book a Viewing

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	76
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 49.9 sq. metres (537.0 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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