



Selden Hill  
Hemel Hempstead, HP2 4FW

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## Selden Hill, Hemel Hempstead

This stylish one-bedroom apartment, located in the heart of Hemel Hempstead town centre, offers a blend of modern comfort and convenience. Immaculately presented, the apartment boasts a fully fitted contemporary kitchen complete with both wall and floor units, complemented by coordinating work surfaces and appliances.

The bright lounge area is enhanced by French doors that open onto a Juliette balcony, providing picturesque views of Hemel Hempstead. The double bedroom also features French doors, opening onto a small sit-on balcony, offering a cozy outdoor space.

The modern bathroom is equipped with a bath and shower combination, ensuring convenience and comfort. Additionally, the property benefits from a long lease and includes one allocated parking space, adding to the practicality and desirability of this inviting apartment.

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.

For travel, the mainline station offers a fast and frequent railway service into London Euston in 24 minutes and both the M1 and M25 motorways are a short drive away.

To arrange a viewing or for more information please contact our office on 01442 233 533.

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 contemporary apartment
- Stylish decor throughout
- Central Hemel Hempstead location
- Walking distance to BR station
- Small balcony
- Allocated parking space
- Long lease

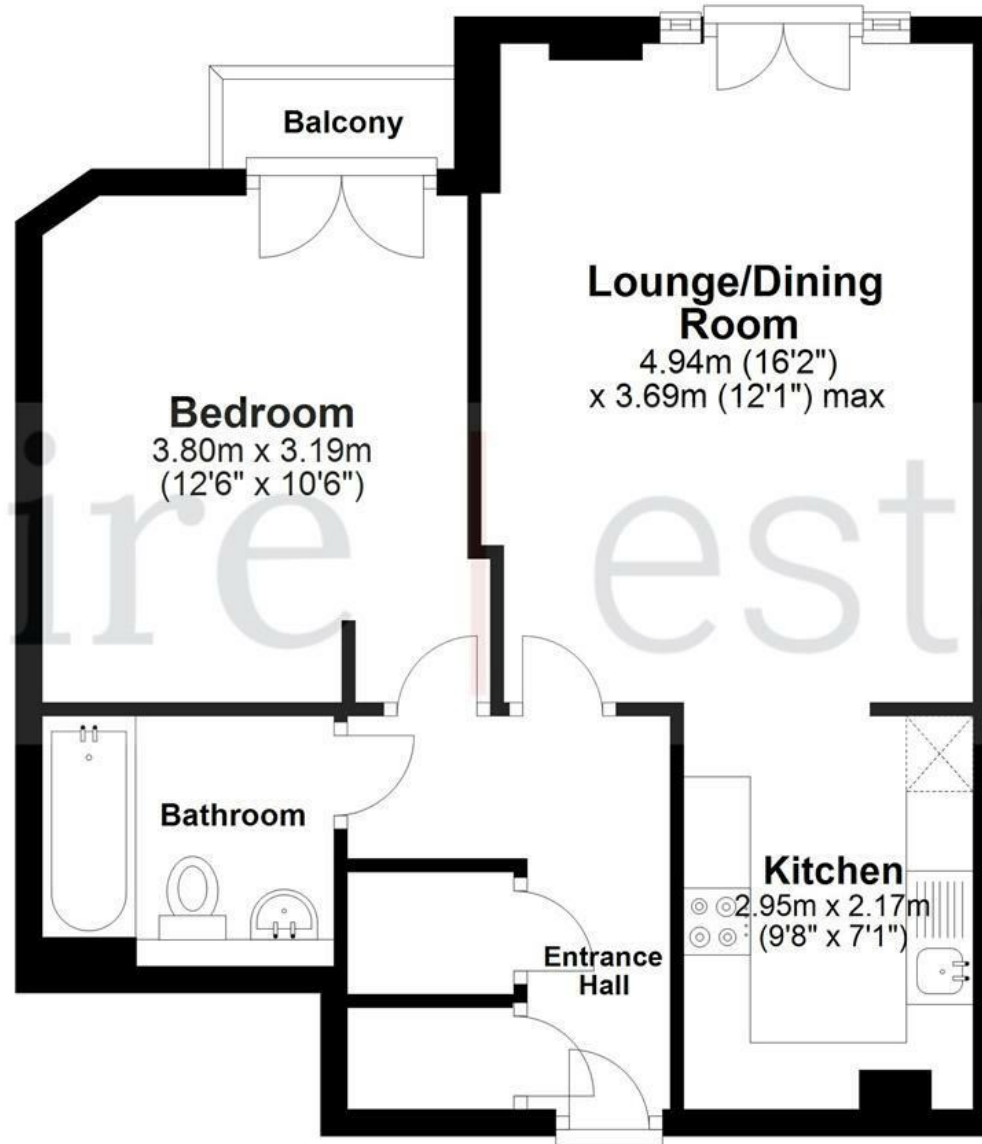
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(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	

## Floor Plan

Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 49.5 sq. metres (532.7 sq. feet)

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

