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Marchmont Green  
Hemel Hempstead, HP2 5BB

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## Marchmont Green, Hemel Hempstead

Squire Estates are pleased to offer to the market this cozy ONE bedroom flat nestled in Highfield. This property is conveniently located close to the shops in the old town and bus routes.

As you step inside, you'll find a bright and airy lounge area with French doors which open onto a private balcony overlooking a tranquil grassed area—a perfect spot to unwind after a long day. The kitchen is equipped with wall and base units, co-ordinating work surfaces, and includes a space for a washing machine and fridge.

The large double bedroom with fitted wardrobes provides a quiet sanctuary for restful nights. The bathroom comprises of bath with shower over, sink and WC.

Conveniently located near local amenities, this flat offers easy access to shopping, dining, and leisure activities, ensuring that everything you need is close at hand.

If you're looking for a comfortable and well-situated place to call home, don't miss the opportunity to make this one-bedroom flat in Highfield yours. Schedule a viewing today!

## Features


- ONE bedroom flat
- CHAIN FREE
- Gas central heating
- Balcony
- Low service and ground rent charges
- 98 year lease

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

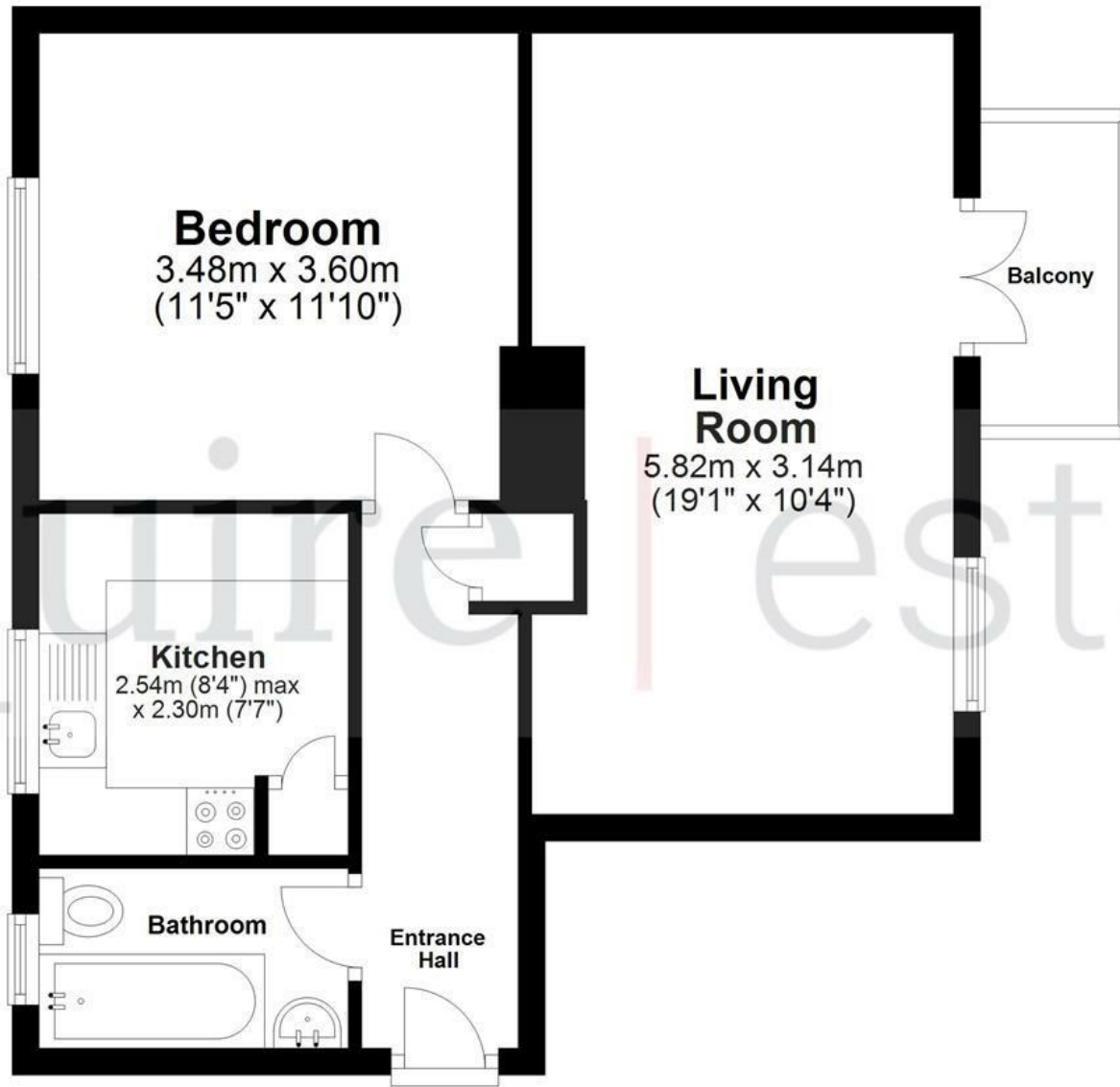
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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. 45.9 sq. metres (494.2 sq. feet)



## Bedroom

3.48m x 3.60m  
(11'5" x 11'10")

## Living Room

5.82m x 3.14m  
(19'1" x 10'4")

## Kitchen

2.54m (8'4") max  
x 2.30m (7'7")

## Bathroom

Entrance  
Hall

Balcony

Total area: approx. 45.9 sq. metres (494.2 sq. feet)

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



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