



High Street  
Hemel Hempstead, HP1 3AA

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## High Street, Hemel Hempstead

Located in the beautiful Old High Street Hemel Hempstead is this Grade II listed first floor apartment with great character and TWO DOUBLE bedrooms. With a large lounge and an original Victorian bay window overlooking the High Street, the property has a long lease and is chain free.

The property is approached via a courtyard passage directly from the High Street. Located on the first floor, the accommodation is well presented throughout and has a hallway with a large storage cupboard. The spacious lounge has a large original Victorian bay window with a window seat, providing views over the pretty Old Town High Street. The separate fitted kitchen has ample wall and floor units with space for oven, washing machine and a fridge. The master bedroom is a large double room with views over the Old High Street. Bedroom two is also a double room. The bath/shower room is fitted with a bath with over head shower, sink and a WC.

With a long lease, this property makes an excellent investment rental opportunity with a potential £895.00 pcm and could achieve an annual yield of around 5%.

This character apartment is situated on the Old High Street in the centre of the Old Town of Hemel Hempstead and is set amongst Victorian, Georgian and Tudor architecture in a street that has been described as “the prettiest street in Hertfordshire”.

The Old Town has a real community atmosphere and boasts a diverse selection of shops including antiques, quality giftware, furniture, florists, boutiques and soft furnishings. There are also period pubs, retro cafes and cosmopolitan restaurants dotted along the High Street.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes.

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

- First floor apartment
- Two double bedrooms
- Feature Victorian bay window
- Bath/shower room
- Long lease
- NO UPPER CHAIN
- Currently rented at £895pcm
- Council Tax Band C

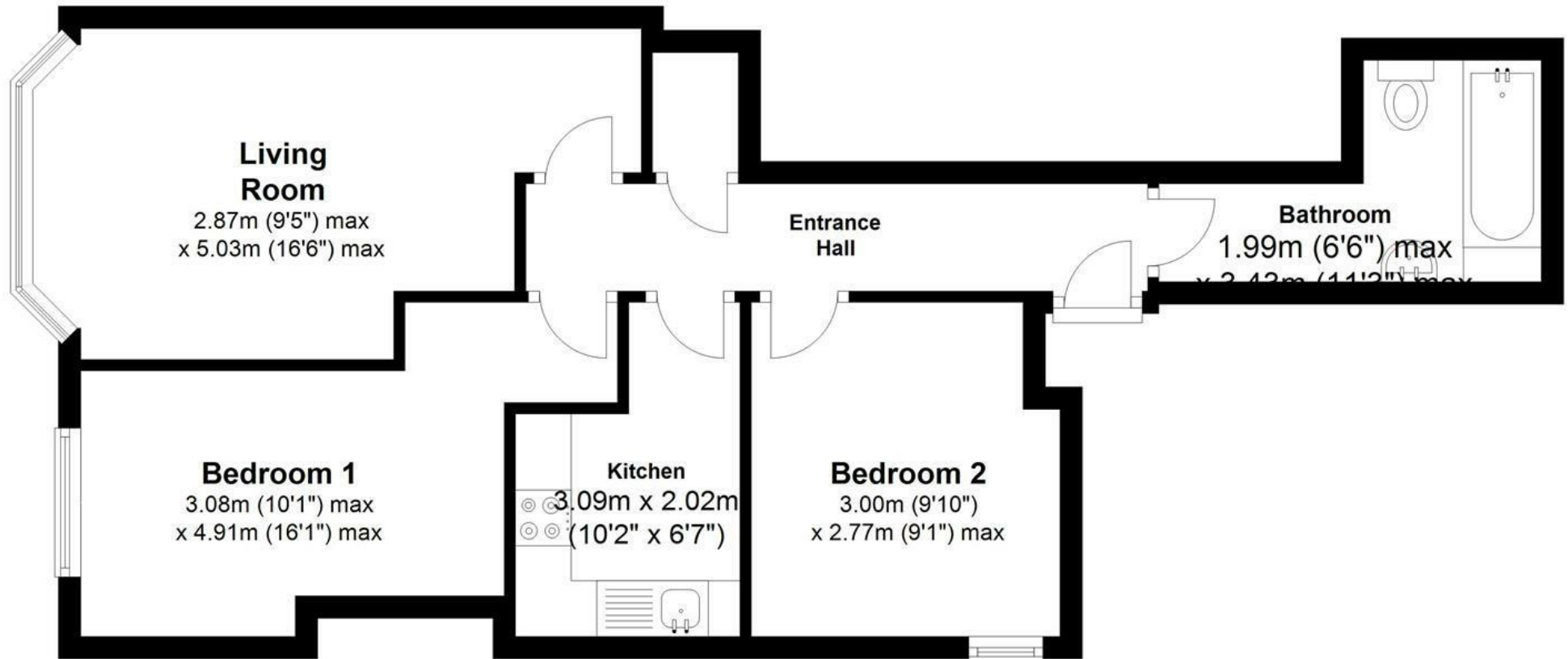
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

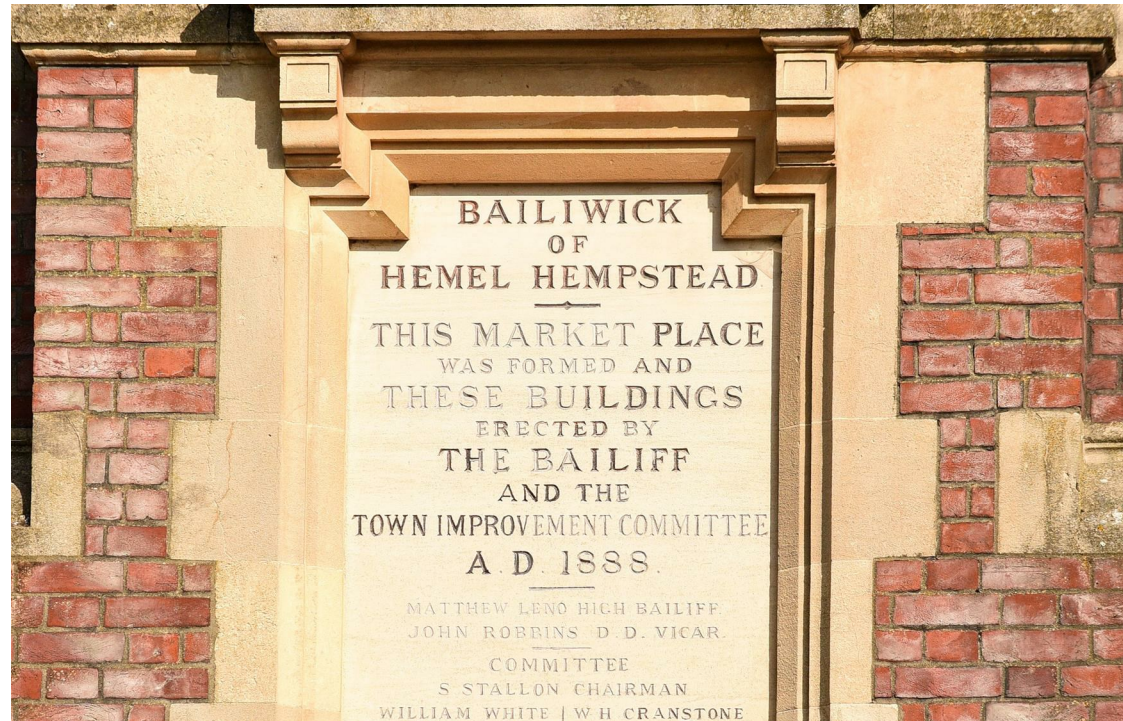
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

# Floor Plan

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 48.1 sq. metres (517.8 sq. feet)



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