



River Park
Hemel Hempstead, HP1 1QZ

squire | estates

River Park, Hemel Hempstead

Squire Estates are pleased to offer to the sales market this TWO DOUBLE BEDROOM, apartment in a brilliant location with fantastic views across the Moor.

The apartment is on the top floor of this well maintained building located in the popular Boxmoor area of Hemel Hempstead within walking distance of Hemel Hempstead train station.

Don't miss the opportunity to make this spacious apartment your new home.

As you step into the apartment, you are welcomed by a beautifully designed open-plan living and kitchen area. The spacious living room has lots of natural light, creating a warm and inviting atmosphere. It is the ideal space for relaxing, entertaining, and spending quality time with loved ones. The contemporary kitchen boasts ample wall and base units, co-ordinating work surfaces and a breakfast bar. There is space for a fridge freezer, washing machine and dishwasher .

This apartment features two well-appointed generously sized bedrooms providing ample space for rest and relaxation. Whether you need a guest room or an office space, these bedrooms offer versatility and comfort.

The bathroom comprises of a bath with shower over, pedestal sink and WC.

The apartment also benefits from a long lease , double glazing , gas central heating, parking and a GARAGE.

River Park is positioned in the sought after area of Boxmoor within walking distance to the canal and Boxmoor moors.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation and activities

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 floor TWO DOUBLE bedroom apartment
- Fantastic views over the Moors
- Boxmoor location, walking distance to Hemel BR station
- Modern kitchen with breakfast bar
- Spacious lounge
- Garage and residents parking
- Long lease
- Council tax band D
- CHAIN FREE

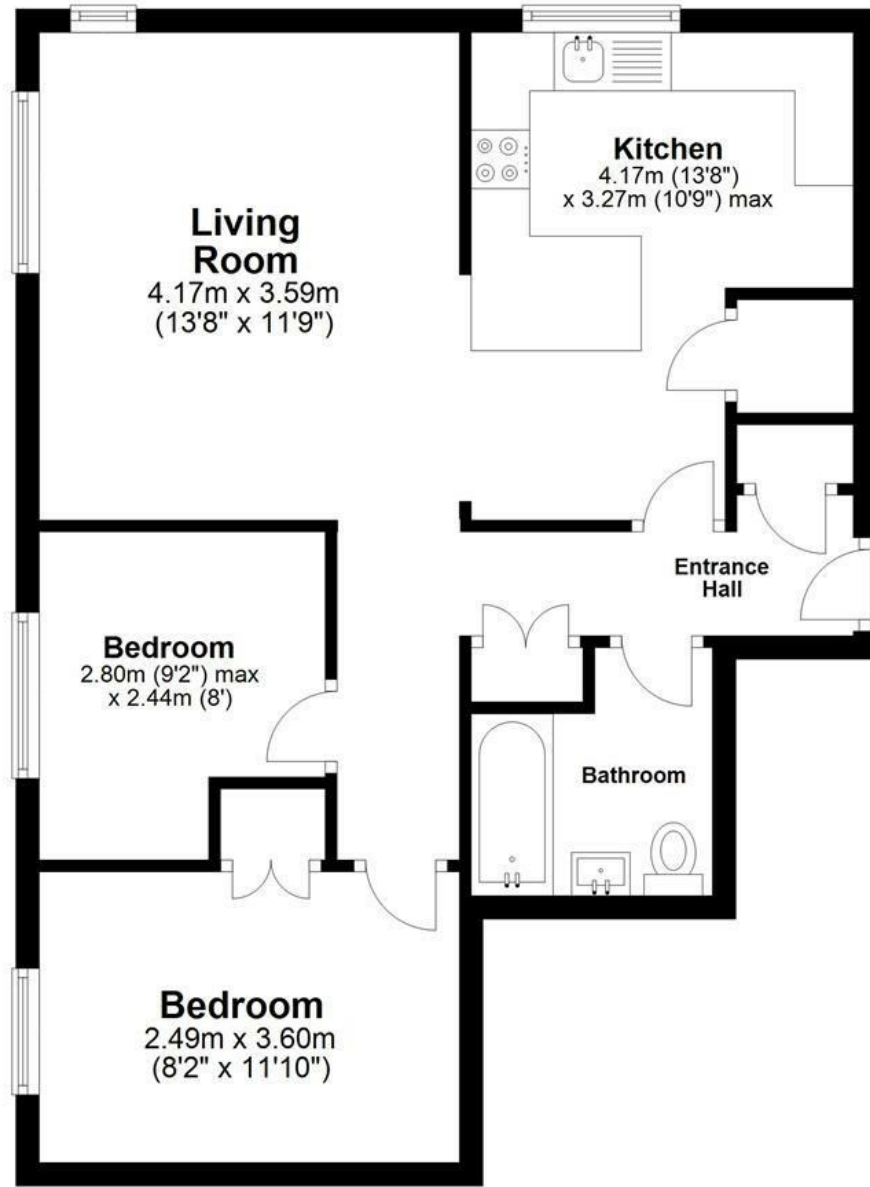
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(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. 56.8 sq. metres (611.9 sq. feet)



Total area: approx. 56.8 sq. metres (611.9 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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