



Linnet Road  
Hemel Hempstead, HP3 0FP

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## Linnet Road, Hemel Hempstead

Welcome to this immaculate top-floor 2-bedroom apartment, perfectly situated within walking distance of Apsley BR station and local shops.

This stunning home features a spacious open-plan kitchen, lounge, and diner with a fully fitted range of modern kitchen units and built-in appliances. The lounge area opens onto a Juliette balcony, adding a touch of elegance and allowing for fresh air and natural light.

The primary bedroom is generously sized, complemented by a good-sized second bedroom, perfect for guests or a home office. The contemporary bathroom boasts a shower over the bath, combining functionality with modern aesthetics. Additional benefits include the advantage of a boarded loft area for ample storage space, an allocated parking space, and use of visitor spaces.

With a share of freehold and a service charge, this apartment offers both convenience and peace of mind, making it an ideal choice for comfortable and practical living.

Apsley is a fantastic location for commuters, as the train station is located centrally, providing fast and frequent railway service into London Euston in 24 minutes. Close by is the A41, which provides access to the M25 and M1.

Two Waters Primary School is close by and the closest Secondary School is Longdean.

Shopping options are great in Apsley, with a large Sainsburys, Dunelm and The Range.

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

- TWO bedroom apartment
- Immaculate condition
- Walking distance to train station
- Fully integrated kitchen
- Modern bathroom
- Allocated parking space

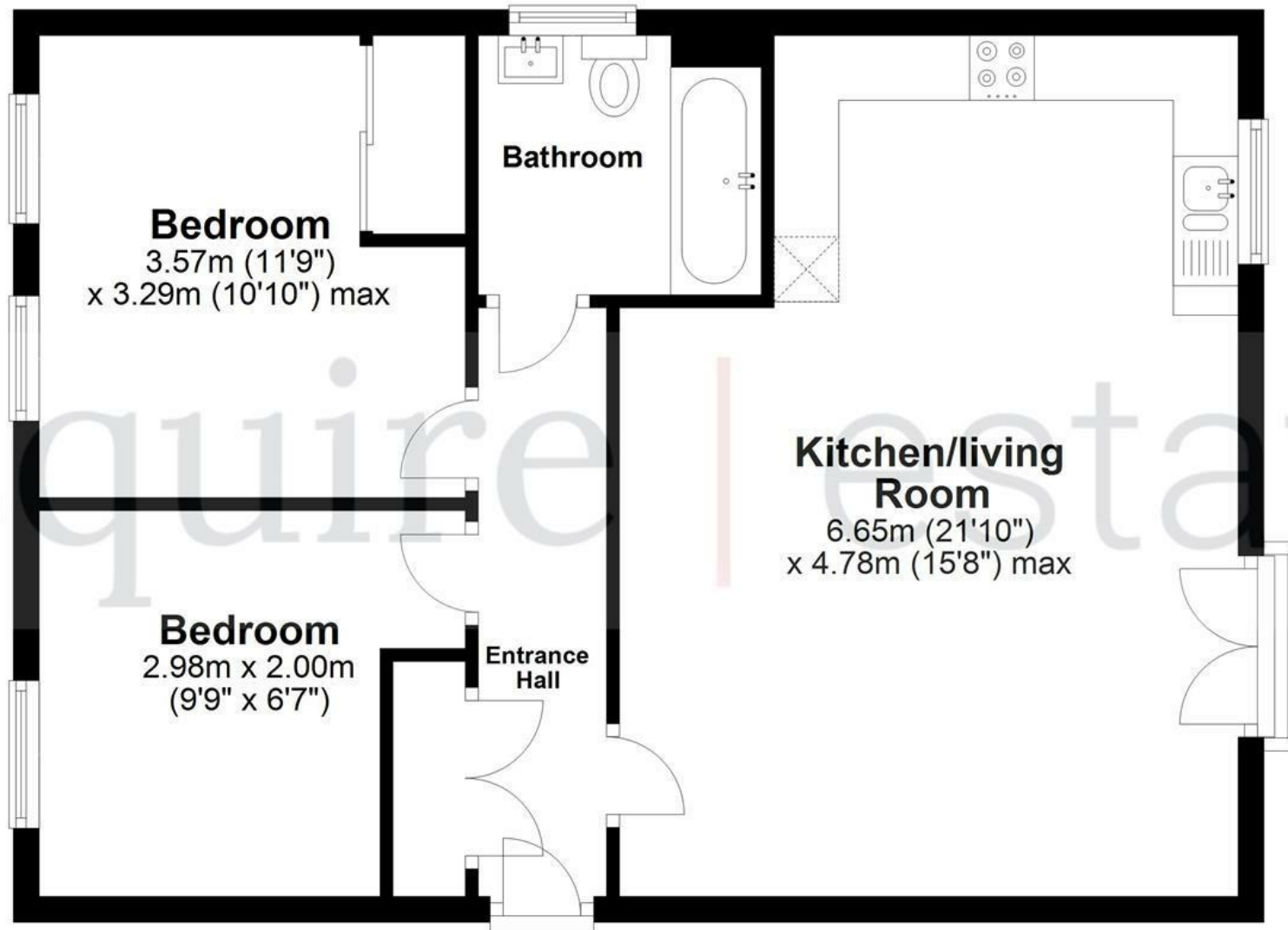
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# Floor Plan

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 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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