



Heather Way  
Hemel Hempstead, HP2 5HF

squire | estates

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## Heather Way, Hemel Hempstead

Squire Estates would like to offer this well-presented, bright studio apartment located in the Old Town of Hemel Hempstead with its selection of local shops cafes and eateries.

The south-east open plan living/ bedroom receives plenty of light and includes plenty of space for good size sofa.. The contemporary well-planned separate kitchen provides ample base and wall units with built in oven, hob and dishwasher. The bathroom is fully - tiled and includes a bath with a shower over, sink and a WC.

You will also find plenty of storage space in the property with two large cupboards off the hallway and built in wardrobes in the main room.

The studio has wood effect laminate floor throughout and a long lease..

Hemel Hempstead is a good commuter town with a frequent fast train to London Euston and connections to the M1 and M25 motorways.

## Features

- Well presented Studio flat
- Separate contemporary kitchen
- 174 year lease
- Low service charge
- Located in Hemel Hempstead Old Town
- Close to shops and amenities

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(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. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 35.4 sq. metres (380.6 sq. feet)

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





67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squireestates.co.uk](http://www.squireestates.co.uk)