



Victoria Place
Hemel Hempstead, HP2 5XQ

squire | estates

Victoria Place, Hemel Hempstead

Exclusive to Squire Estates, this spacious top-floor apartment is ideally located for Hemel Hempstead Town Centre, and the Old Town making it a convenient choice for both work and leisure.

The apartment features two double bedrooms, providing ample room for comfortable living. The sizable lounge/dining room includes a feature window that adds a touch of charm and enhances the sense of space.

The well-fitted kitchen is equipped with ample wall and floor units, an integrated electric hob and oven, and space for a fridge/freezer and washing machine. The bathroom includes a bath with a shower over, a sink with a vanity unit, and a WC, catering to all your practical needs.

Electric storage heaters and an entry phone system ensure comfort and security throughout the property.

Additionally, the apartment benefits from one allocated parking space at the rear of the property,

This apartment is situated near the centre of Hemel Hempstead, and close to the Old Town.

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

The area also includes historic buildings such as the Town Hall and St Marys Church with cobbled alleyways leading to Gadebridge park, an area that plays host to a number of activities.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by is both the M1 and M25 motorways, making the area ideal for commuters.

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 Double Bedroom apartment
- Spacious lounge/diner
- Fitted kitchen
- Bath/shower room
- Top floor
- Allocated parking space
- Town Centre location
- Convenient for Marlowes shopping centre
- Council tax band C

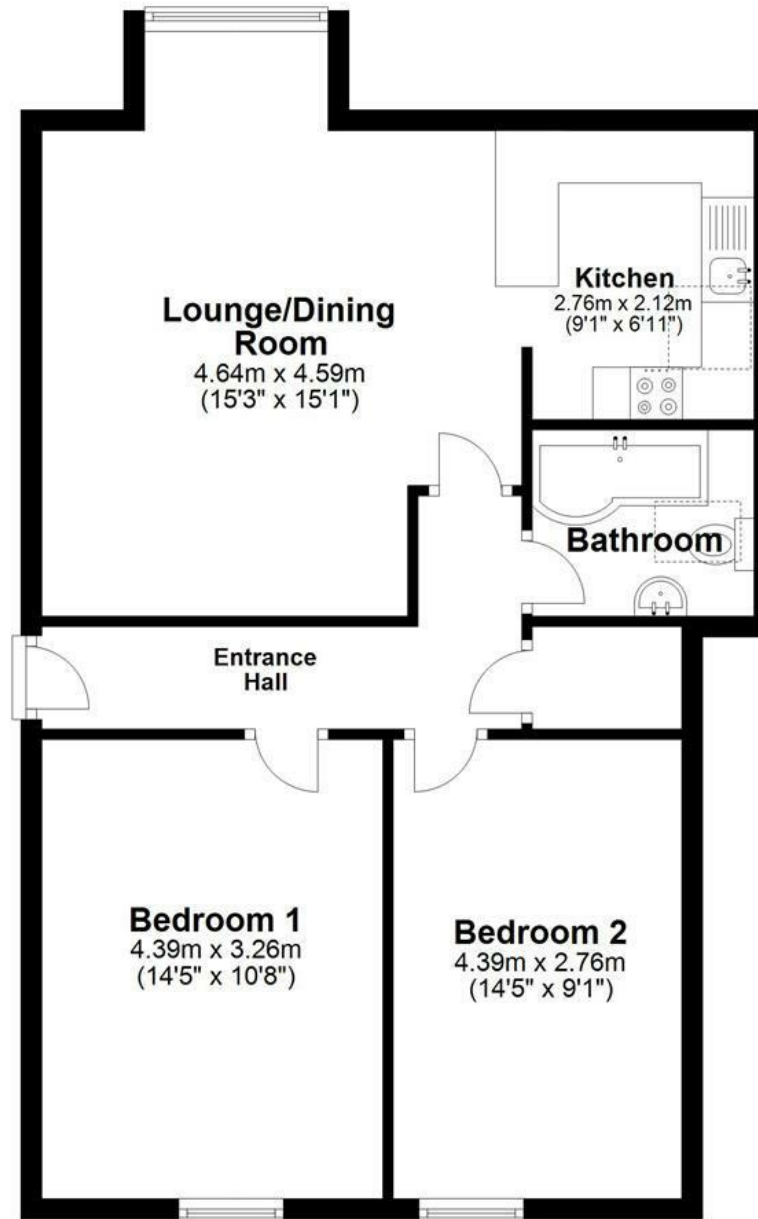
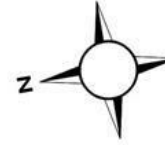
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	

Ground Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

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



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk