



**Connells**

The Spires Selden Hill  
Hemel Hempstead

# The Spires Selden Hill Hemel Hempstead HP2 4FS

for sale offers in excess of  
**£260,000**



## Property Description

A spacious two bedroom apartment located in the Hemel Hempstead Town Centre. Benefits include secure allocated parking, lounge/dining area leading to a balcony, separate kitchen and double glazing,

The property also benefits from being within easy reach to schools, shops, local amenities and the Hemel Hempstead Train Station. CALL NOW TO BOOK A VIEWING!!

## Communal Entrance

Door to front with security entry system and stairs and lifts to all floors.

## Entrance Hall

Door to front with entry phone, storage cupboard and wall mounted electric heater.

## Lounge

18' x 15' 8" max ( 5.49m x 4.78m max )

Double glazed window, TV point, wall mounted electric heater and double glazed french doors to balcony.

## Kitchen

10' 3" x 6' ( 3.12m x 1.83m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine and double glazed window.



## Bedroom 1

15' 6" including recess x 11' 4" ( 4.72m including recess x 3.45m )

Double glazed window and wall mounted electric heater.

## En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, shaver point and part tiling.

## Bedroom 2

14' 2" x 9' 1" plus recess ( 4.32m x 2.77m plus recess )

Double glazed window, fitted wardrobes and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, wash hand basin with vanity units, heated towel rail, low level WC, shaver point and part tiling.

## Allocated Parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01442 216 633**

**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311755](http://connells.co.uk/Property/HEM311755)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HEM311755 - 0002