

for sale

offers in excess of **£250,000**



The Spires Selden Hill Hemel Hempstead HP2 4FS

The Spires, Selden Hill, Hemel Hempstead. Two bedroom sixth floor executive apartment with En-Suite to master bedroom, integrated kitchen appliances and allocated parking. Ideal for access to the town centre and Hemel Hempstead train station, a perfect first time buy!

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Communal Entrance

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

Entrance Hall

Door to front with entry phone, wall mounted electric heater and laminate flooring.

Lounge

16' 3" x 12' 10" (4.95m x 3.91m)

Two double glazed windows, wall mounted electric heater, TV and telephone point and laminate flooring.

Kitchen

9' 3" x 5' 8" (2.82m x 1.73m)

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

Bedroom 1

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window, wall mounted electric heater and TV point.

En-Suite

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

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window and wall mounted electric heater.

Bathroom

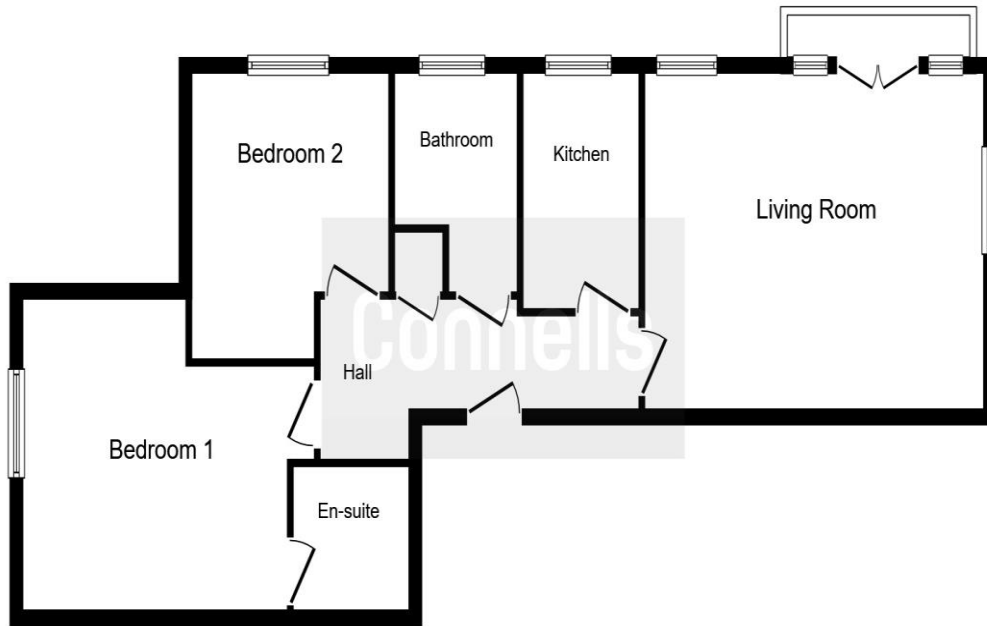
Fitted with bath, shower, wash hand basin with vanity unit, heated towel rail, low level WC, extractor fan, part tiling and double glazed window.

Outside

One allocated parking space.







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref: HEM309635 - 0008

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/ref-HEM309635

Lease details are currently being compiled. 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.