



**The Spires Selden Hill, HEMEL HEMPSTEAD HP2 4FS**



**welcome to**

**The Spires Selden Hill, HEMEL HEMPSTEAD**

\*\*\* 977 YEAR LEASE \*\*\* Call us now to view what can only be described as a Gorgeous Apartment! Two Double Bedrooms, En Suite to Master, Walking distance to Town Centre & Hemel Station, Secure Parking. This really is a STAR BUY ideal for Investment or a First Time Purchase.





## Entrance Hall

## Lounge

18' 1" To Max x 12' To Max ( 5.51m To Max x 3.66m To Max )

## Balcony

9' 1" x 3' 5" ( 2.77m x 1.04m )

## Kitchen

9' 11" x 6' 2" ( 3.02m x 1.88m )

## Landing

## Bedroom One

16' 5" To Wardrobe x 9' 9" To Max ( 5.00m To Wardrobe x 2.97m To Max )

## En-Suite

## Bedroom Two

11' 9" To Max x 10' 10" To Max ( 3.58m To Max x 3.30m To Max )

## Bathroom

## Outside

## Secure Allocated Parking

Total floor area 67.7 m<sup>2</sup> (729 sq.ft.) approx

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)

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## The Spires Selden Hill, HEMEL HEMPSTEAD

- Located In The Centre Of Hemel Hempstead Town
- Long Lease
- Immaculate Two Bedroom Apartment - Master With En-Suite - With Smart Radiators
- Beautifully Presented Throughout
- Spacious Living Accommodation With Private Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110317](https://www.brownandmerry.co.uk/Property/HHD110317)



Property Ref:  
HHD110317 - 0005

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