

The Spires Selden Hill, HEMEL HEMPSTEAD HP2 4FS



welcome to

The Spires Selden Hill, HEMEL HEMPSTEAD

NO UPPER CHAIN Modern two-bedroom upper-floor apartment in Hemel Hempstead town centre. Offers spacious living, a stylish kitchen, Jack & Jill bathroom, master with en-suite, and secure parking. Just 1 mile from the mainline station to London Euston. Perfect for first-time buyers or investors.















Total floor area 73.3 m² (789 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

Entrance Hall

Lounge

18' 9" x 15' 6" (5.71m x 4.72m)

Kitchen

10' 5" x 6' (3.17m x 1.83m)

Bedroom One

11' 5" x 11' 4" Plus Recess (3.48m x 3.45m Plus Recess)

En-Suite

Bedroom Two

14' 3" x 9' 1" (4.34m x 2.77m)

Jack & Jill Bathroom

Outside

Allocated Parking

welcome to

The Spires Selden Hill, HEMEL **HEMPSTEAD**

- No Upper Chain
- Prime Town Centre Location
- 1 Mile From Hemel Hempstead Mainline Train Station
- Two Bedroom Apartment
- **Spacious Living Accommodation**

Tenure: Leasehold EPC Rating: B

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









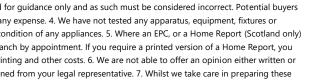
Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110241



Property Ref: HHD110241 - 0004

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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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