



**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.





**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**

Total floor area 73.3 m<sup>2</sup> (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](http://www.focalagent.com)

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](https://www.brownandmerry.co.uk/Property/HHD110241)



Property Ref:  
HHD110241 - 0004

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