

38 Handleys Court Selden Hill , Hemel Hempstead, HP2 4FW

Nestled in the desirable area of Selden Hill, Hemel Hempstead, this fully remodelled two-bedroom apartment offers a perfect blend of modern luxury and convenience.

With immaculate interiors, the property boasts a spacious open planned kitchen/reception room that is ideal for both relaxation and entertaining. The two double bedrooms are thoughtfully designed, with the principal bedroom featuring an exquisite en suite bathroom complete with a jacuzzi bath, providing a serene retreat after a long day.

The apartment is equipped with contemporary amenities, including Bluetooth speakers discreetly installed in the ceiling and mood lighting that allows you to set the perfect atmosphere for any occasion. Underfloor heating throughout ensures a warm and inviting environment, making this home comfortable year-round.

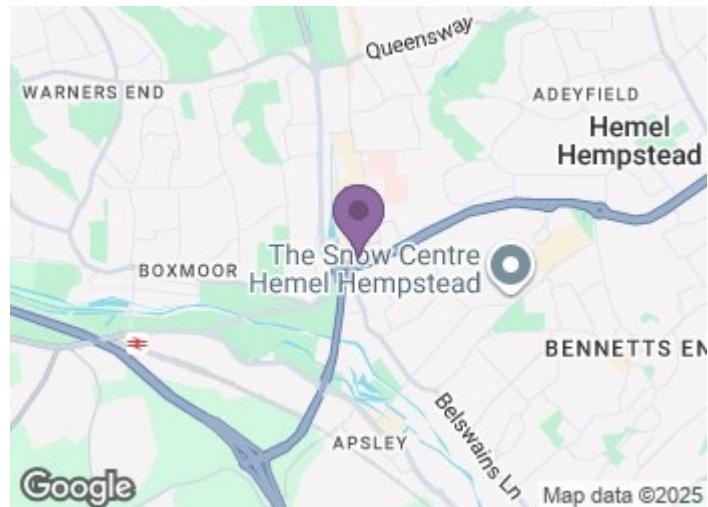
Accessibility is a key feature of this property, with lift access and secure gated parking for one vehicle, offering peace of mind and convenience. Additionally, the absence of an upper chain simplifies the buying process,

Guide price £300,000

38 Handleys Court Selden Hill , Hemel Hempstead, HP2 4FW



- NO UPPER CHAIN
- IMMACULATE INTERIORS
- UNDERFLOOR HEATING
- Approximately 0.7 miles to Hemel Train Station
- TWO DOUBLE BEDROOMS
- BLUETOOTH CEILING SPEAKERS
- EPC = C
- FULLY REMODELLED
- MOOD LIGHTING
- JACUZZI BATH



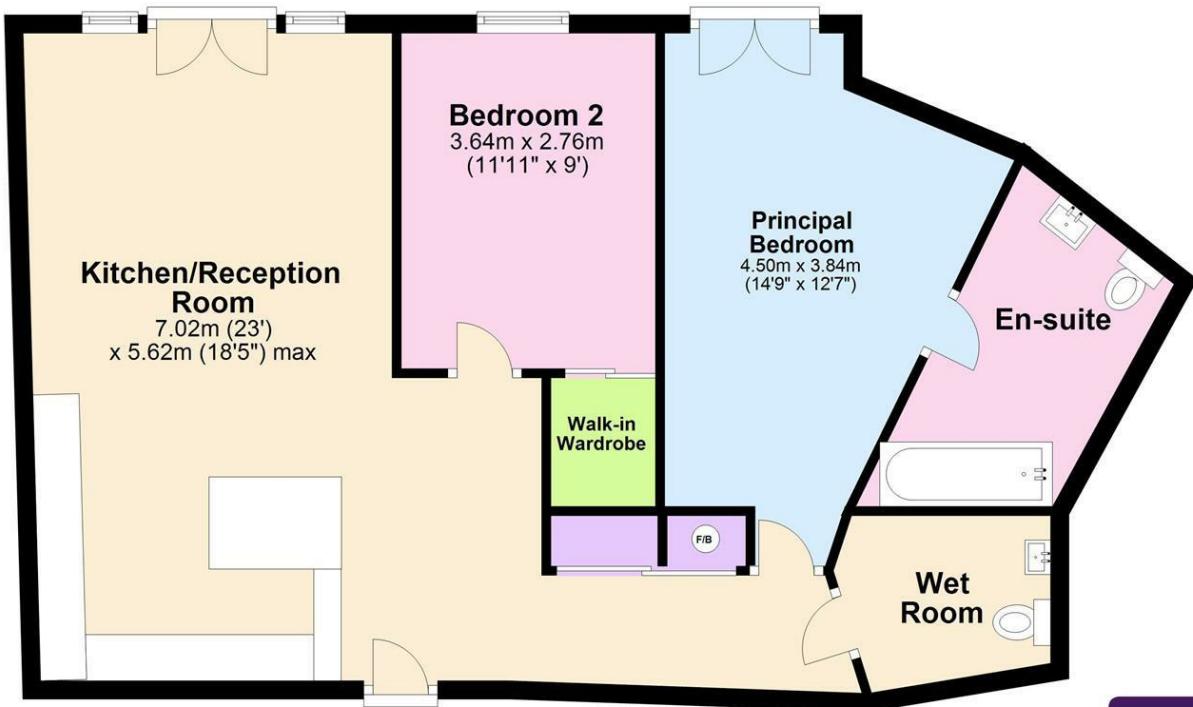
[Directions](#)



Floor Plan

Third Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.

Mulburries

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	77
EU Directive 2002/91/EC			