



The Spires Selden Hill Hemel Hempstead HP2 4FS

for sale
£190,000



Property Description

Located within a popular modern development, this impressive two double bedroom apartment offers stylish, low-maintenance living in a convenient position close to local amenities and excellent transport connections.

The heart of the home is the spacious open-plan living area, providing ample space for both relaxing and entertaining. A Juliet balcony allows natural light to flood the room, while the contemporary kitchen is fitted with a range of modern units and practical worktop space.

The generous principal bedroom benefits from fitted storage and a private en-suite shower room, while the second double bedroom is ideal for guests, family or those working from home. A separate family bathroom serves the remainder of the accommodation.

Additional benefits include secure undercover allocated parking, well-maintained communal areas and a desirable third-floor position.

Conveniently situated within easy reach of Hemel Hempstead town centre, the property offers excellent access to shopping, restaurants, leisure facilities and commuter routes, including the mainline station with fast services to London Euston.

An ideal first-time purchase, investment opportunity with a potential net yield of 7.3%

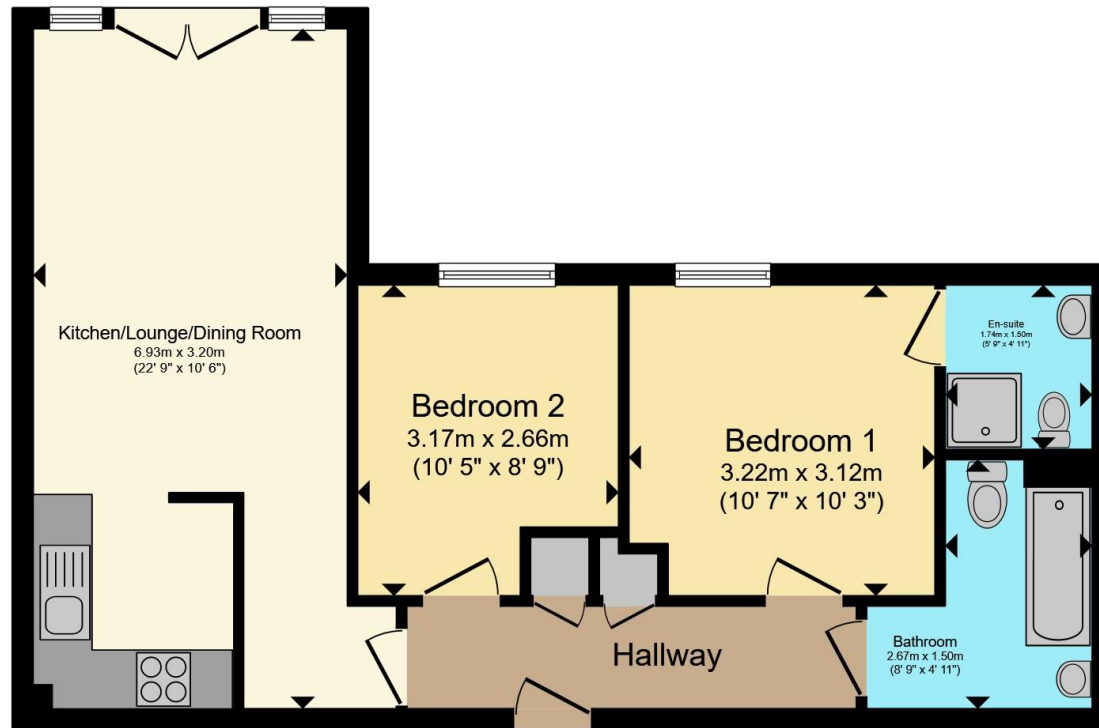
or downsizer's home. Early viewing advised.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 54.9 m² (591 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.propertybox.io

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To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B Council Tax
Band: D

Service Charge:
5000.00

Ground Rent:
286.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312963

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

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.

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