



Arran Close
Hemel Hempstead, HP3 8TQ

squire | estates

Arran Close, Hemel Hempstead

A well presented and spacious GROUND FLOOR, ONE DOUBLE BEDROOM apartment with gas central heating and DOUBLE GLAZED windows throughout.

Located in a quiet road and situated on the ground floor, this 500 SQ/FT. apartment offers bright and spacious accommodation. The hallway benefits from a large storage cupboard, which is currently used for storage, but could be used as an office. There is a lovely bright and spacious lounge with views over the communal gardens and the kitchen is fitted with ample wall and floor units, with space for washing machine, fridge/freezer and oven. The bedroom is a large double room and the bathroom features a bath with a shower over, a sink and a WC.

The flat benefits from lovely open views across lawns, shrubs and trees. There is a communal garden and ample residents' parking close by.

The property is accessed from a communal entrance hall with security entry phone and is close to local amenities.

The property is positioned on the St Albans side of Hemel Hempstead and on the borders of Leverstock Green, in Northend.

Much considered a 'village', Leverstock Green has a mixture of attractive, mainly executive properties that have been built over the years. The 'village' enjoys its own green with an established cricket club and a parade of shops that include a wine bar/bistro, butchers, bakery and local pubs. Leverstock Green also benefits from being close to the recreational facilities in Hemel Hempstead including an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- One bedroom apartment
- Ground floor
- Spacious lounge/dining room
- Storage room/office
- Gas central heating
- Double glazing
- Communal parking
- Communal gardens

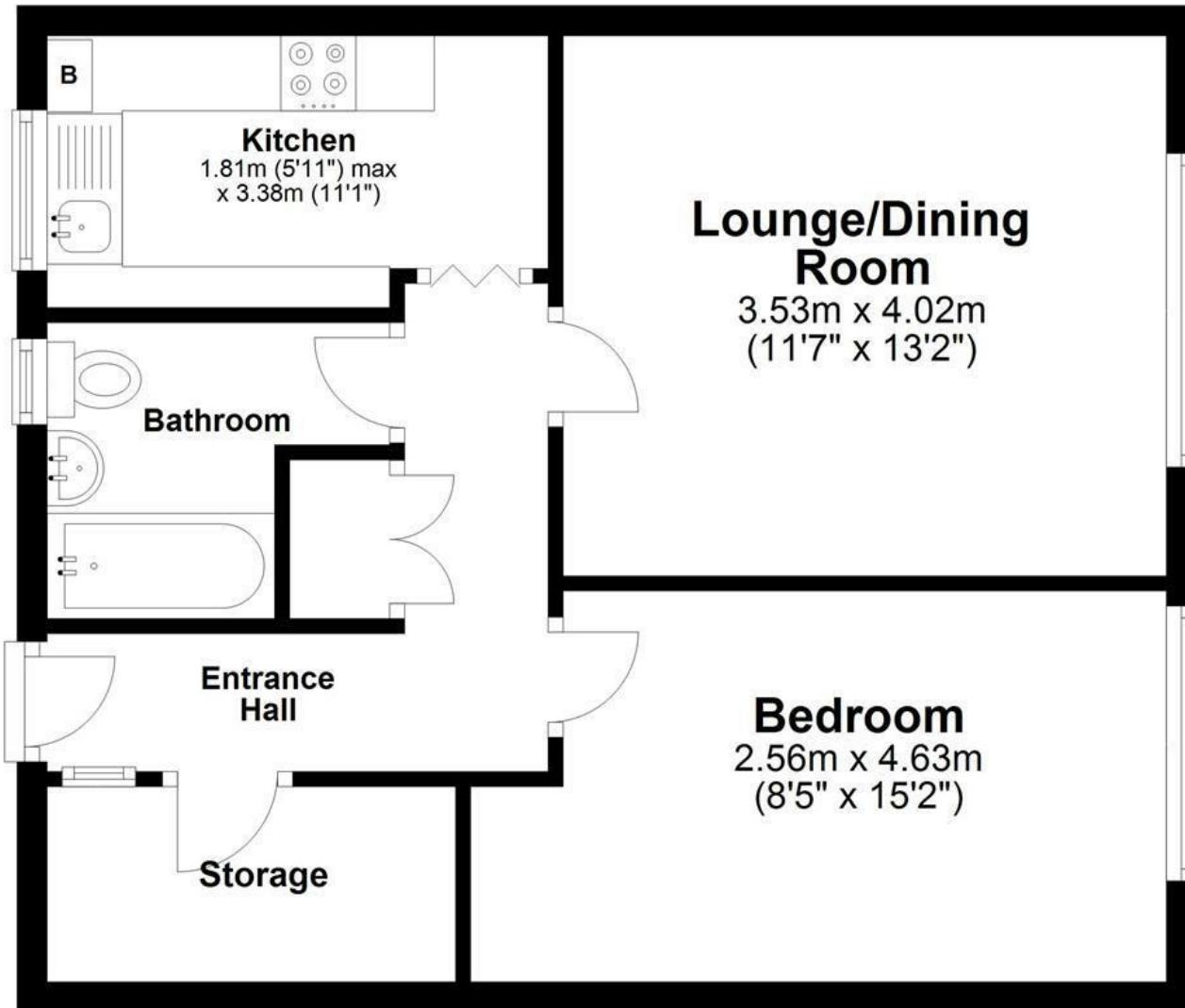
To Book a Viewing

Please contact Squire Estates on 01442 233533.

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		EU Directive 2002/91/EC

Floor Plan

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 46.5 sq. metres (500.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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