



St. Agnells Court  
Hemel Hempstead, HP2 7AT

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# St. Agnells Court, Hemel Hempstead

Charming One-Bedroom Ground Floor Apartment with Private Patio

The property features a spacious living area with stylish bi-fold doors that open out onto a private patio perfect for relaxing or entertaining. The patio leads directly onto a shared communal garden, adding a touch of greenery and outdoor space to enjoy. The separate kitchen is well-sized and functional, ideal for everyday cooking and dining. The bathroom includes a modern electric shower.

The double bedroom offers generous proportions and built in cupboard space.

Further benefits include off-road parking, close proximity to shops and local amenities, and excellent bus links into town. For commuters, the property is ideally situated with easy access to both the M1 and M25 motorways.

Located in a well-connected and convenient area, this well-presented one-bedroom ground floor apartment offers comfortable living with excellent access to local amenities and transport links. This apartment is ideal for first-time buyers, downsizers, or investors looking for a property in a well-established and accessible location.

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
- Own patio area
- Off road parking
- Low service charge and ground rent
- Modern bi-fold doors
- Chain free
- Close to M1 and M25
- Communal garden

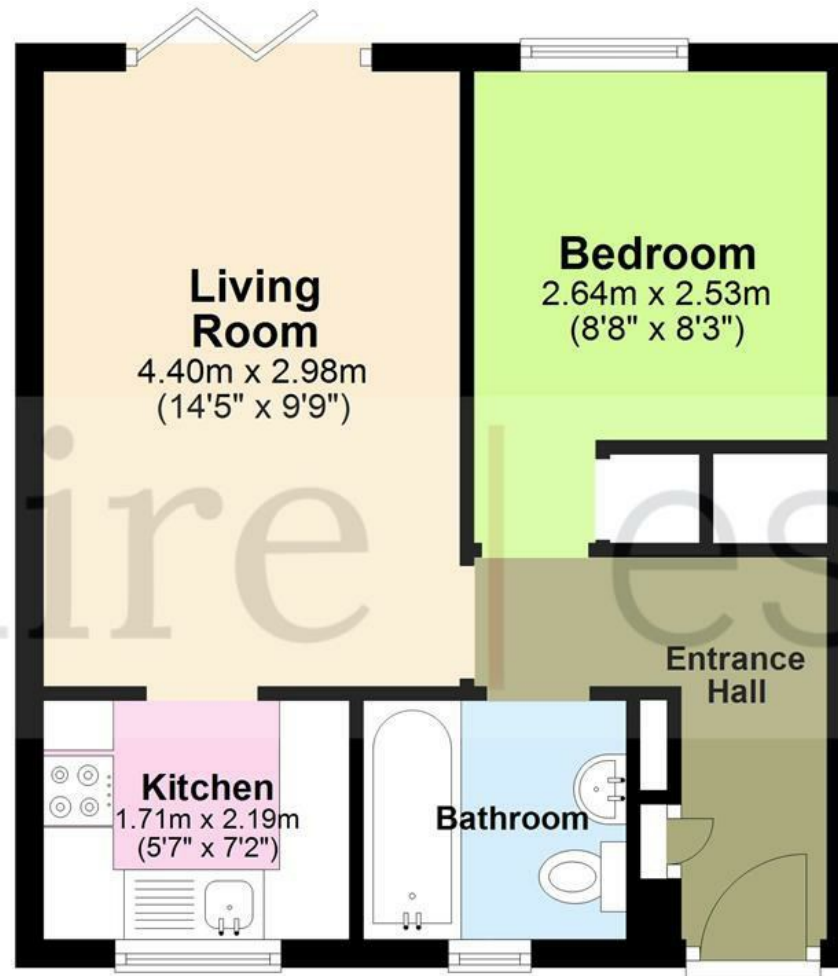
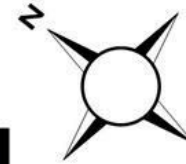
## To Book a Viewing

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	75	77
(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

## Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 34.8 sq. metres (374.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □





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