



Longlands  
Hemel Hempstead, HP2 4EN

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## Longlands, Hemel Hempstead

This bright and spacious TWO DOUBLE BEDROOM first floor apartment with a balcony offers a modern and inviting living space. It is conveniently located for the local shops and amenities in Queens Square, a bus link into central London from outside the property and good motorway links.

The kitchen is designed with fitted wall and floor standing units, featuring coordinating work-surfaces and high-quality appliances that make meal preparation easy.

The spacious lounge is perfect for relaxation, with sliding doors that open onto a balcony, seamlessly connecting indoor and outdoor living. Additionally, two comfortable double bedrooms provide versatility. The bathroom is well-appointed with a shower over the bath and modern fixtures. Overall, this flat combine's modern design elements with practical amenities to create a comfortable home.

Externally there are communal gardens and a large storage shed.

Situated in Hemel Hempstead, with its comprehensive range of shopping facilities, an IMAX cinema, The Snow Centre, an ice rink and the XC Centre with a range of activities and multiple restaurants

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorway.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade Valley, providing acres of space for recreation, including bowling, crazy golf, croquet, giant chess and play areas.

The apartment is situated near to Queens Square with its excellent local shops and transport links and close to Hemel Hempstead town centre with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

It is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowling, crazy golf, croquet, giant chess and play areas.

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

- CHAIN FREE
- Two Bedrooms
- Private Storage Shed
- Close to Motorway Links
- Gas central heating
- South Facing Balcony
- Residents Parking
- Low service and ground rent

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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

# Floor Plan

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 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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