



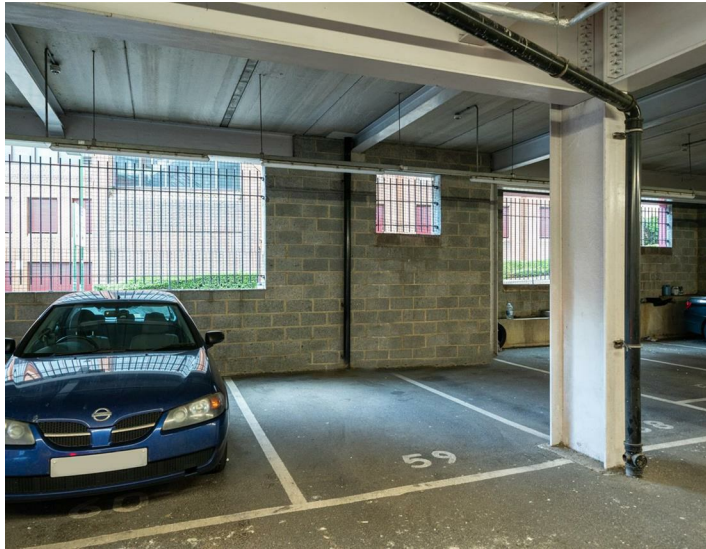
**56 Brookfield Hse Selden Hill, Hemel Hempstead, Hertfordshire
HP2 4FA**

squire | estates

CHAIN FREE. Located in the centre of Hemel Hempstead, **WALKING DISTANCE** to The Marlowes and convenient for Hemel Hempstead mainline station is this **TWO DOUBLE BEDROOM** and **TWO BATHROOM** top floor apartment has a balcony and **ONE ALLOCATED UNDERGROUND PARKING SPACE**.

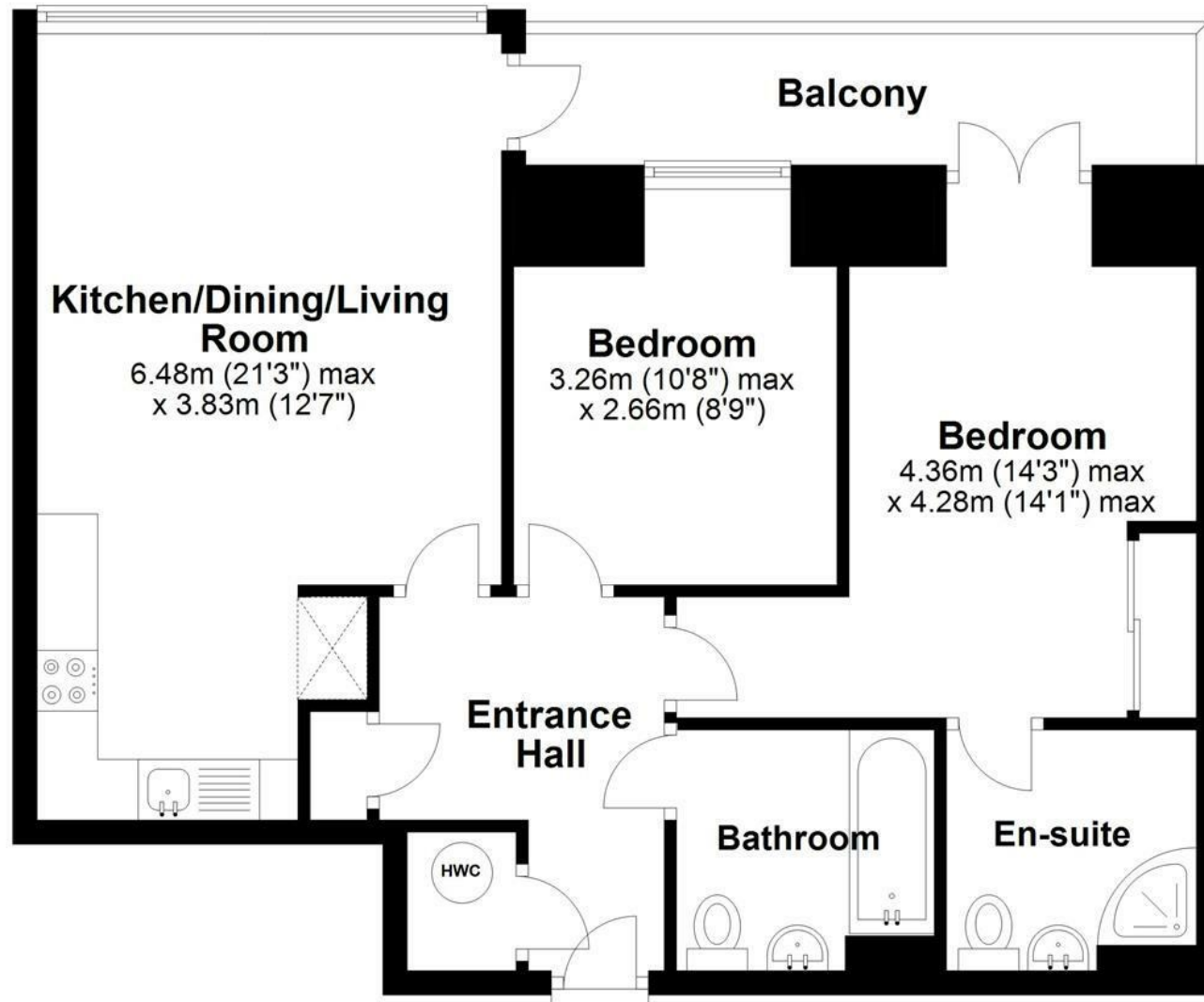
This bright and spacious two double bedroom apartment is located on the fifth floor of this popular apartment building. Internally the apartment has an open plan kitchen / living room, the kitchen area has both floor and wall units with coordinating work surfaces and integrated appliances including a washing machine and fridge-freezer. Fro the living room area there is a door which leads onto a good size balcony. The master bedroom is a double room that also has access to the balcony and an en-suite shower room. Bedroom two is a double room. The family bathroom is spacious and features a bath with hand held shower attachment, sink and WC.

The apartment also benefits from 1 underground allocated parking from a 982 year lease.



Floor Plan

Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 sq. feet)

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

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		