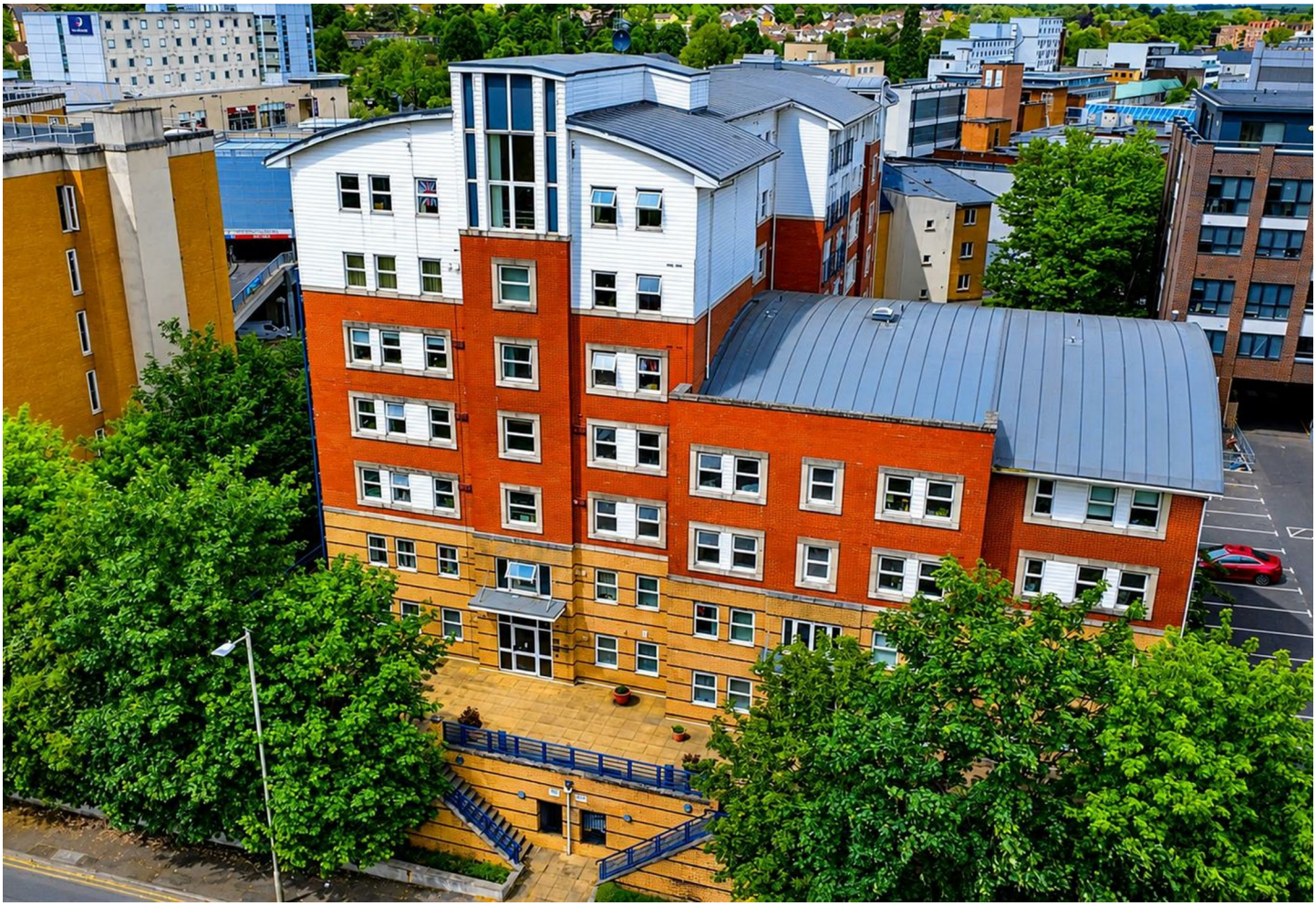
Clements estate agents



# Selden Hill, Hemel Hempstead, HP2 4FS

## Offers In Excess Of £215,000

Located in this sought after Town Centre development The Spires, is this spacious and well presented purpose built flat. Boasting two bedrooms, en suite to master bedroom, 14'10 living room with French doors to courtyard, newly fitted kitchen, electric heating, double glazing, contemporary bathroom suite, communal garden, allocated parking, 975 year lease and is being sold with the benefit of no upper chain.

Situated in the Centre of Hemel Hempstead within easy reach of all of the local shops, restaurants and travel facilities, Hemel Hempstead Mainline Station with access to London Euston and the M1, M25 and A41 road links.

Welcome to this charming purpose-built two double bedroom flat located in the sought after The Spires, Selden Hill, Hemel Hempstead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

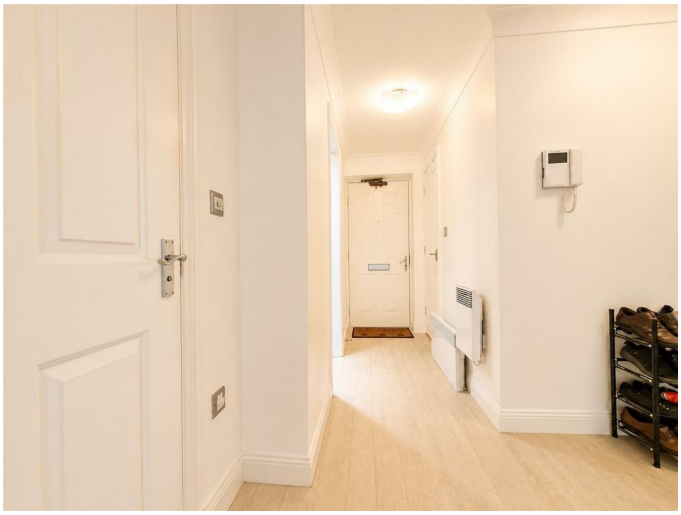
As you enter the flat, you are greeted by a spacious 14'10 living room, which features French doors that open directly onto a lovely courtyard and an additional communal garden, providing a wonderful space for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience.

The property is equipped with electric heating and double glazing, ensuring warmth and comfort throughout the year. Additionally, the flat comes with allocated parking, a valuable asset in this town centre location, where amenities and transport links are just a stone's throw away.

One of the standout features of this property is that it is offered with no upper chain, allowing for a smooth and hassle-free purchase. Furthermore, the flat benefits from an impressive 975-year lease, providing peace of mind for years to come.

In summary, this two-bedroom flat in Hemel Hempstead presents an excellent opportunity for those seeking a modern and well-located home. With its attractive features and prime location, it is not to be missed.

**Entrance Hall**



**Living Room 14'10 x 12'10 (4.52m x 3.91m)**

**Fitted Kitchen 7'9 x 6'8 (2.36m x 2.03m )**

## Bedroom One 11'4 x 10'0 (3.45m x 3.05m)

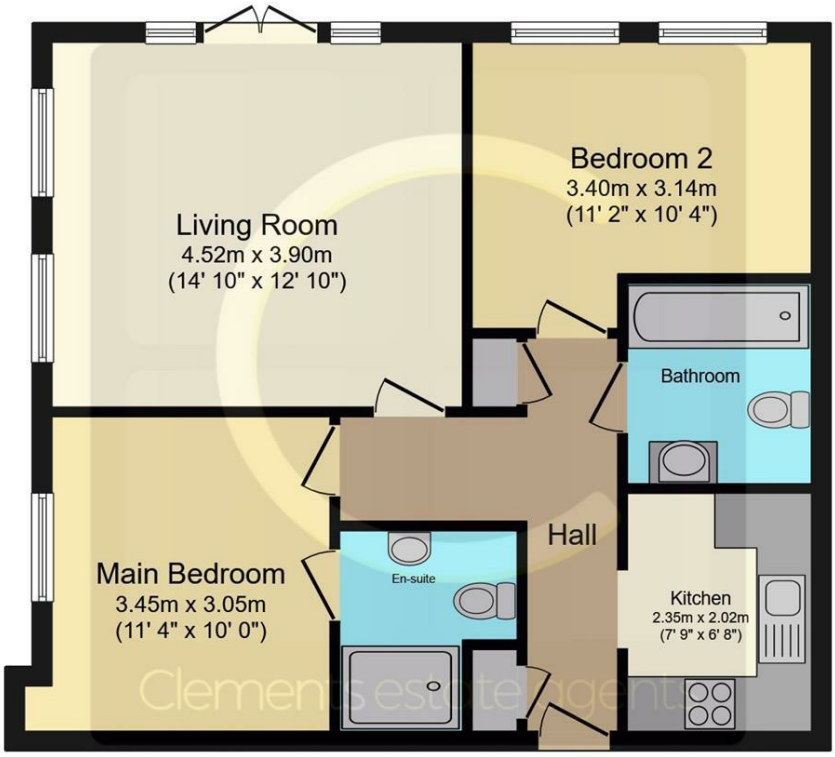
## Bathroom

## En Suite

## Communal Courtyard

## Bedroom Two 11'2 x 10'4 (3.40m x 3.15m)

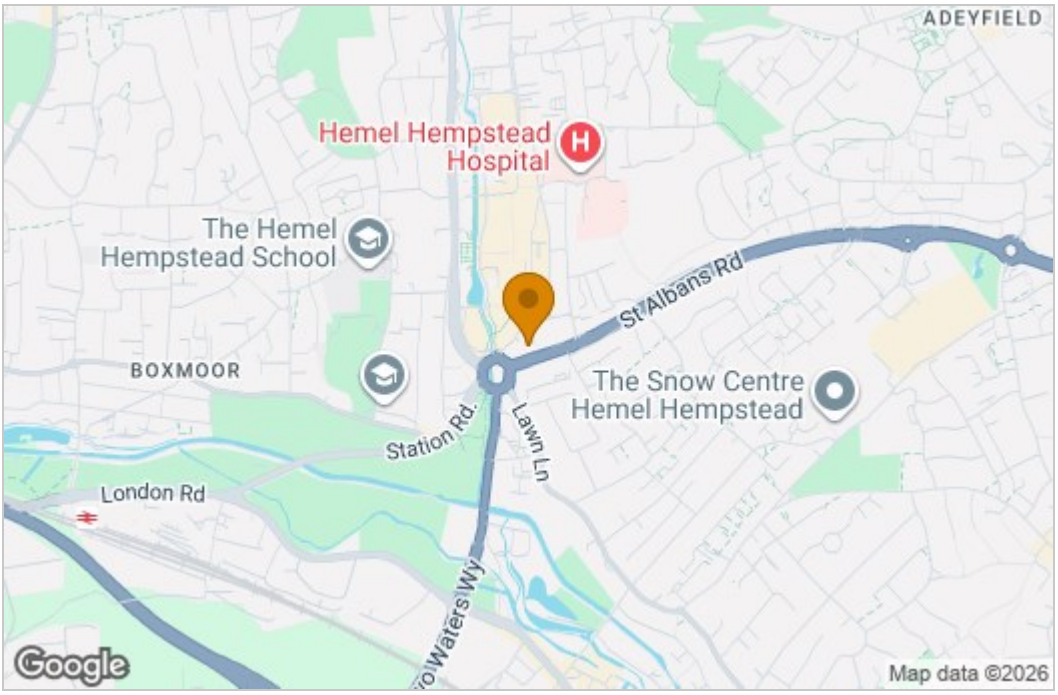
## Floor Plan



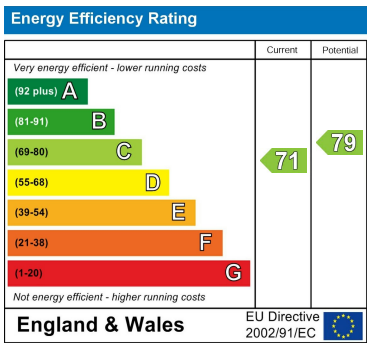

Floor Plan

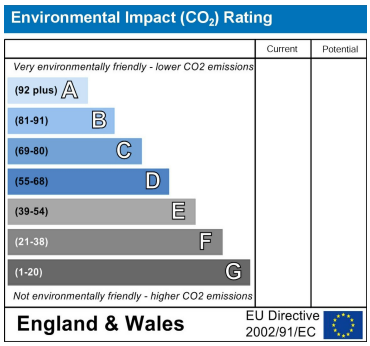
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map




## Energy Efficiency Graph

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