Clements estate agents









## St. Albans Hill, Hemel Hempstead, HP3 9NQ

## Offers In Excess Of £295,000

Situated in this exclusive gated development is this first floor purpose built apartment offered in excellent decorative order throughout. Boasting two double bedrooms, en suite to master bedroom, 21'11 open plan living room/kitchen with balcony, modern fitted kitchen with integrated appliances, gas central heating, double glazing, contemporary bathroom suite and allocated parking.

Located within easy reach of Apsley mainline station with easy access to London Euston in only 30 minutes, Hemel Hempstead Town Centre, local shops and transport links and the M1, M25 and A41 road links.

Located in the desirable area of Corner Hall, Hemel Hempstead, this charming first-floor apartment offers a perfect blend of modern living and comfort. Spanning an impressive 753 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a generous open-plan living room and kitchen, measuring an impressive 21'11. This bright and airy space is perfect for entertaining or simply relaxing, and it opens onto a delightful balcony, providing a lovely spot to enjoy your morning coffee or unwind in the evening. The modern fitted kitchen is equipped with integrated appliances, ensuring both style and functionality.

The master bedroom benefits from an en suite bathroom, offering added privacy and convenience, while a contemporary bathroom suite serves the second bedroom and guests. The apartment is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Residents will appreciate the allocated parking space, providing ease and security, as well as access to a well-maintained communal garden, perfect for enjoying the outdoors without the hassle of upkeep.

This purpose-built apartment is situated within a gated development, adding an extra layer of security and exclusivity. With its prime location and modern amenities, this property is a wonderful opportunity for those looking to settle in a vibrant community.

**Entrance Hall**



**Open Plan Living Room/Kitchen 21'11 x 11'6 (6.68m x 3.51m)**



**Living Area**



**Balcony**



**En Suite**



**Modern Fitted Kitchen**



**Bedroom Two 16'4 max x 9'3 (4.98m max x 2.82m)**



**Master Bedroom 12'6 x 9'8 (3.81m x 2.95m)**



**Bathroom**

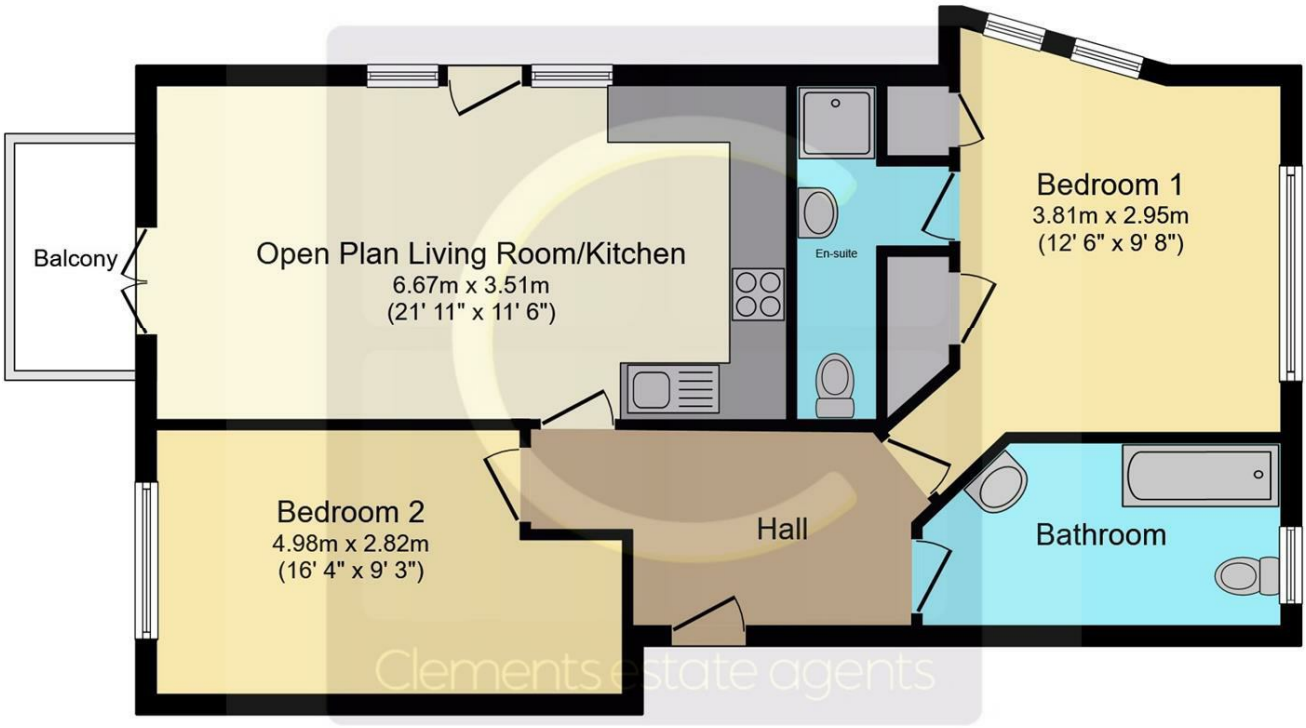


**Allocated Parking**

**Communal Grounds**



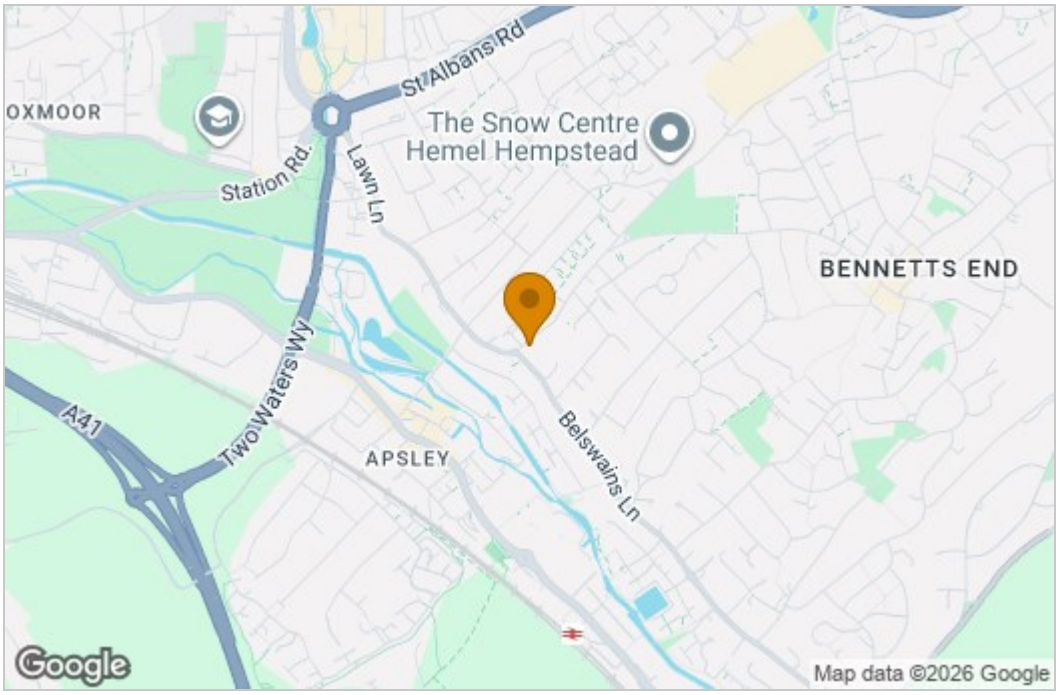
## Floor Plan



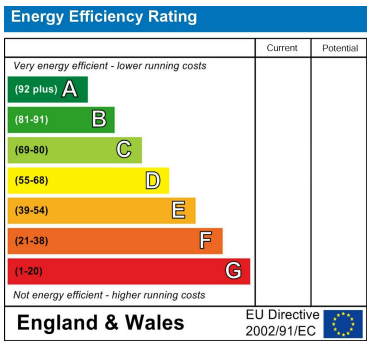

Ground Floor

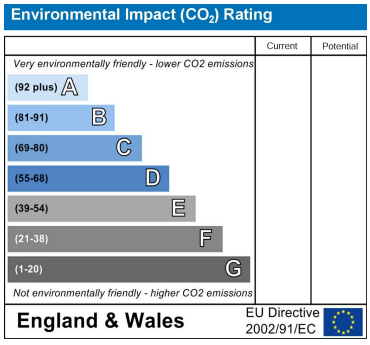
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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