





**Offers in Excess of
£225,000**

Situated in the centre of town within easy reach of a host of local amenities and within walking distance to Hemel Hempstead mainline train station, this well presented two bedroom apartment briefly comprises two double bedrooms, an ensuite shower room, family bathroom, separate kitchen and a lounge/dining room with access out onto a generous communal terrace. The property also benefits from a very long lease, an allocated parking space and is offered to the market with NO ONWARD CHAIN

Property Description

COMMUNAL ENTRANCE

Secure communal door with intercom access. Door to:

ENTRANCE HALL

Doors to all rooms, storage cupboard housing water cylinder, radiator, coat cupboard, intercom system.

LOUNGE

Double glazed window to side aspect, double glazed patio doors to communal terrace. Radiator.

KITCHEN

Recently refitted modern kitchen with a range of white gloss base and eye level units with rolled edge work surface over, integrated dishwasher, space for fridge freezer, washing machine, oven with induction hob and extractor fan over; sink with mixer tap and drainer, spotlights, heater.

BEDROOM ONE

Double glazed window to side aspect. Radiator, door to en-suite.

EN-SUITE

Wash hand basin with storage, low level WC, shower cubicle, spotlights, heated towel rail, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Panelled bath with shower over, low level WC, heated towel rail, wash hand basin with storage and mixer tap, spotlights, extractor fan.

OUTSIDE

PARKING

One allocated parking space.

COMMUNAL TERRACE

South facing aspect

COUNCIL TAX BAND: D

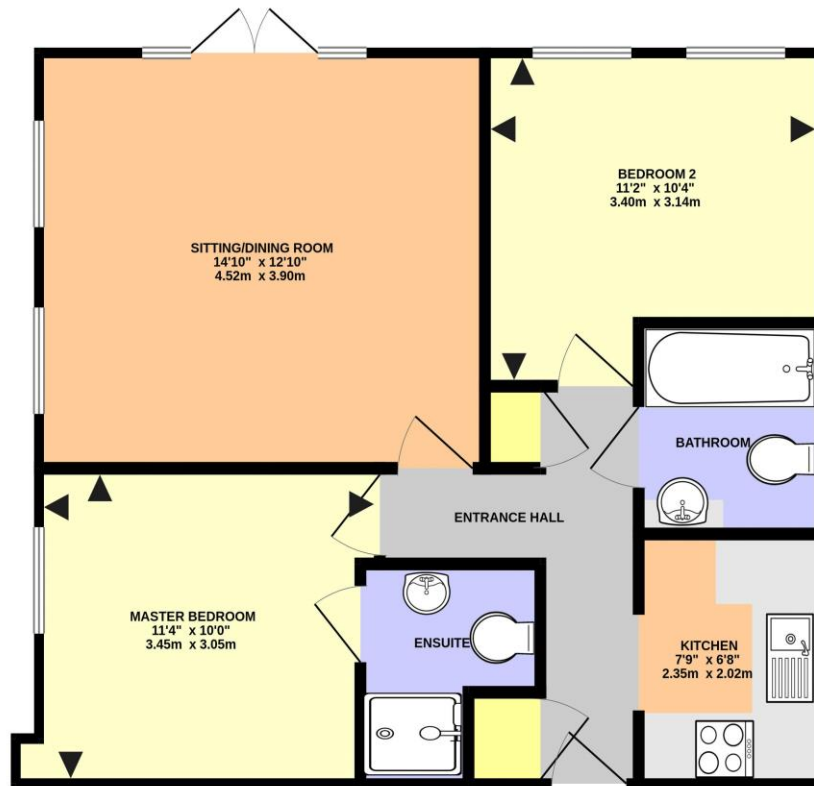
EPC RATING: C

LEASE DETAILS

Years remaining: 976

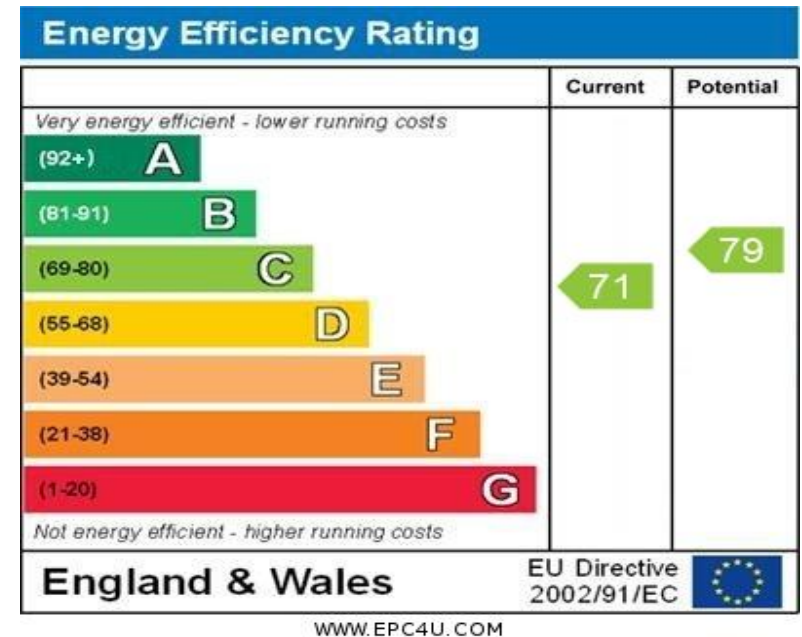
Ground rent: £286 per year

Service charges: £3,306 per year



THE SPIRES, HEMEL HEMPSTEAD HP2 4FS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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