

**57 The Spires, Selden Hill,  
Hemel Hempstead,  
Hertfordshire, HP2 4FS**

David  
**Doyle**  
Sales and Lettings

**Offers In Excess Of £220,000** Leasehold



David Doyle are delighted to offer to the sales market this spacious and well presented two double bedroom fifth floor apartment with secure gated undercover allocated parking situated on this modern development conveniently located for local shops, amenities, highly regarded schooling and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. The property offers over 730 sq ft of accommodation comprising of a generous hallway with security entry phone, storage cupboards and doors to all the rooms including a bright and spacious living/dining room with double glazed French doors opening on to a balcony offering far reaching views and an archway leading to a fitted kitchen arranged with wall and base units, integrated appliances and space and plumbing for white goods. Also accessed from the hallway are two well proportioned double bedrooms, the master with an ensuite shower room and bedroom 2 with a `Juliet` balcony. Finishing the accommodation is the family bathroom, arranged with a white suite and chrome sanitary ware. Having been recently refurbished by the current owners an appointment to view is much advised to appreciate this excellent apartment.

**NO UPPER CHAIN** with Long Lease.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter, the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Spacious Two Double Bedroom Apartment

Master Bedroom With En Suite & Family Bathroom

Convenient For Local Shops, Amenities & Mainline Railway Station

Lounge/Dining Room With Balcony

Recently Refurbished With New Flooring To Kitchen, Bathrooms & Bedrooms

Security Entry phone

Secure Under Cover Allocated Parking

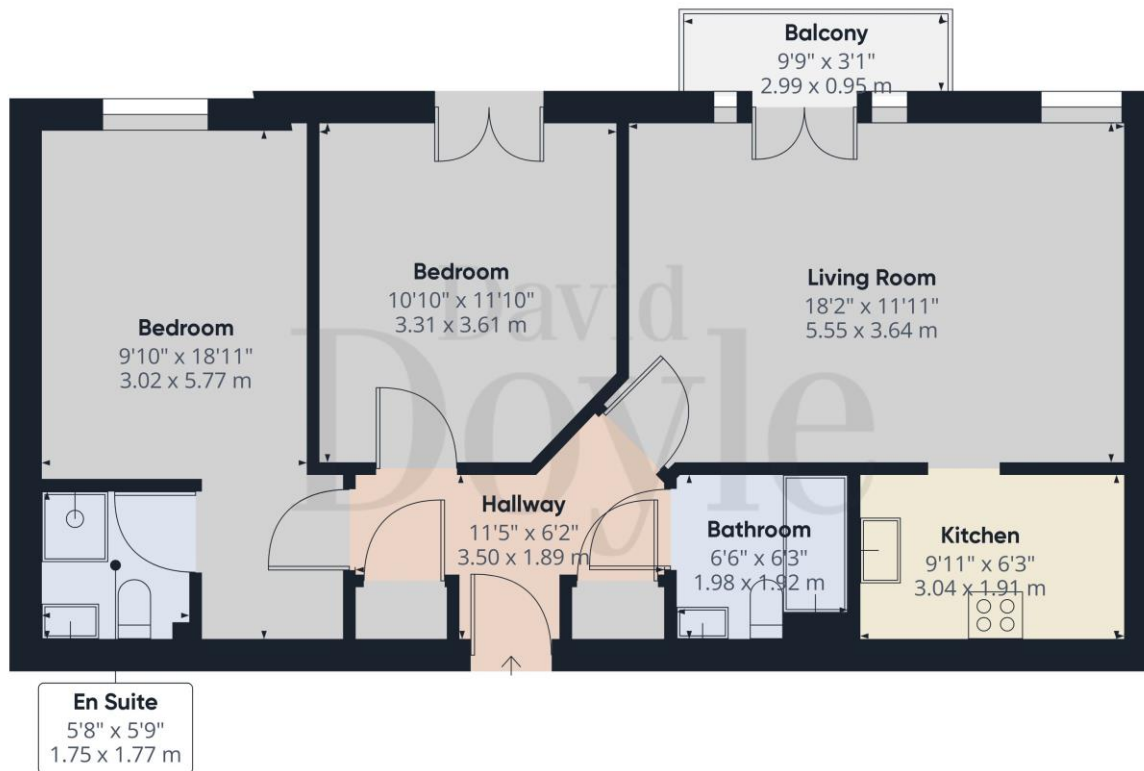
Lift To All Floors

NO UPPER CHAIN

Long Lease

Council Tax Band D

Tenure -Leasehold



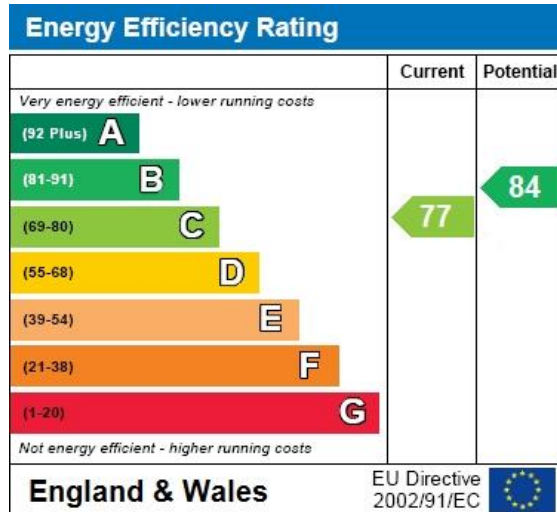
Approximate total area\*\*  
730.88 ft<sup>2</sup>  
67.9 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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