

Mulburries

Selden Hill, Hemel Hempstead, HP2 4FW

Guide price £265,000

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- **Beautifully presented two-bedroom apartment**
- **Second-floor position with lift access**
- **Secure underground parking space**
- **Approximately 752 sq ft, excluding balconies**
- **Two private balconies**
- **Spacious reception room with dining space**
- **Stylish fitted kitchen**
- **Two en suites plus an additional bathroom**
- **Central location close to Riverside and The Marlowes**
- **Access to London rail services, the M1 and M25**



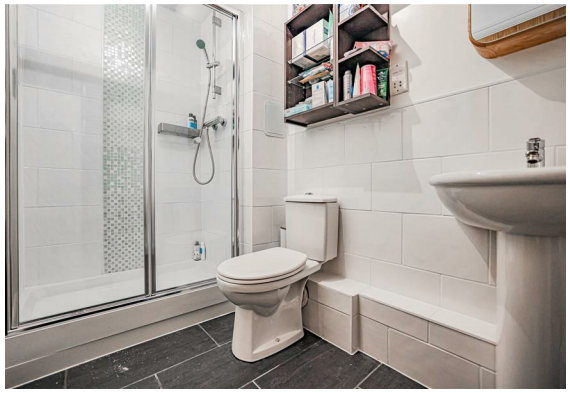


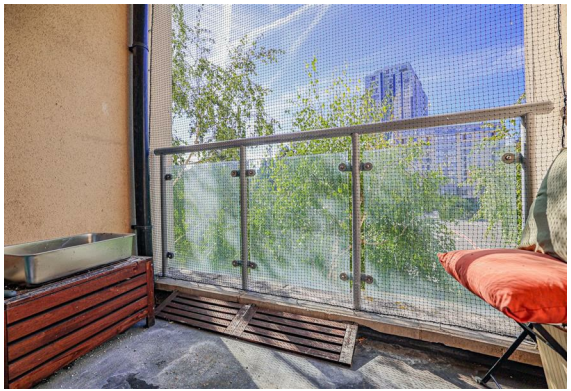


TWO BALCONIES, LIFT ACCESS & SECURE UNDERGROUND PARKING! A beautifully presented two-bedroom, second-floor apartment offering approximately 752 sq ft, generous living space and two en suites, close to Hemel Hempstead town centre's shops, cafés and restaurants.

Mulburries are delighted to present this beautifully presented two-bedroom, second-floor apartment in Handleys Court, Selden Hill, enjoying a convenient position in the heart of Hemel Hempstead.

Offering approximately 752 sq ft of accommodation, excluding the balconies, this stylish home combines generous living space with two private balconies, lift access and a secure underground parking space. An appealing choice for first-time buyers, commuters and those seeking town centre convenience.



















The entrance hallway provides useful built-in storage and leads into an impressive reception room, with ample space for comfortable seating and a dining table. Contemporary décor and wood-effect flooring create a welcoming setting, while glazed double doors open onto a private balcony, providing an inviting spot for a morning coffee.

The adjoining kitchen features white cabinetry, contrasting worktops and tiled splashbacks, with a fitted oven, hob and extractor. Its connection to the reception room creates a sociable arrangement for everyday living and entertaining.

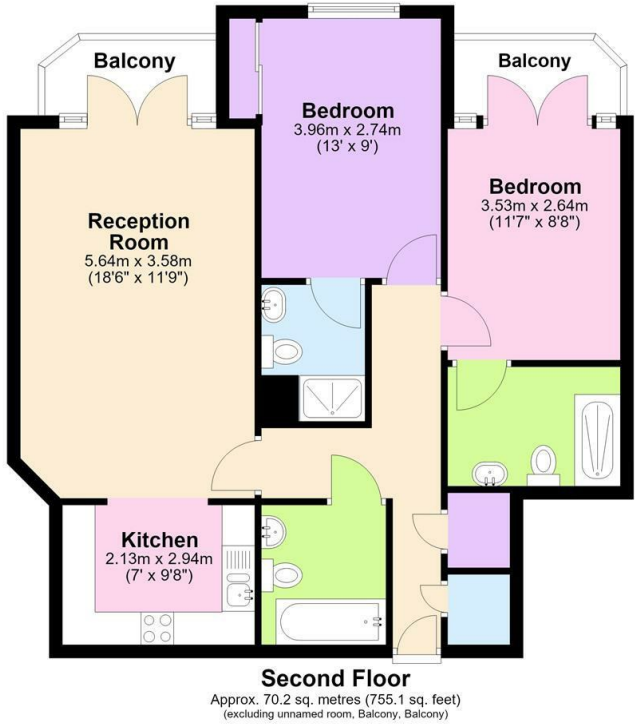
The principal bedroom benefits from an en suite shower room, while the second bedroom, currently arranged as a home office, enjoys its own balcony and en suite bathroom. A further bathroom accessed from the hallway completes the accommodation.

Riverside and The Marlowes shopping areas are close at hand, alongside cafés, restaurants and everyday amenities. Nearby Boxmoor offers village pubs, independent businesses and open spaces, with walks beside the Grand Union Canal and across the moor providing a welcome change of pace.

For commuters, Hemel Hempstead railway station provides direct services to London Euston, while the M1 and M25 offer connections across Hertfordshire and beyond. Lift access and secure underground parking add further everyday convenience.

Contact Mulburries to arrange your viewing.

Floor Plan



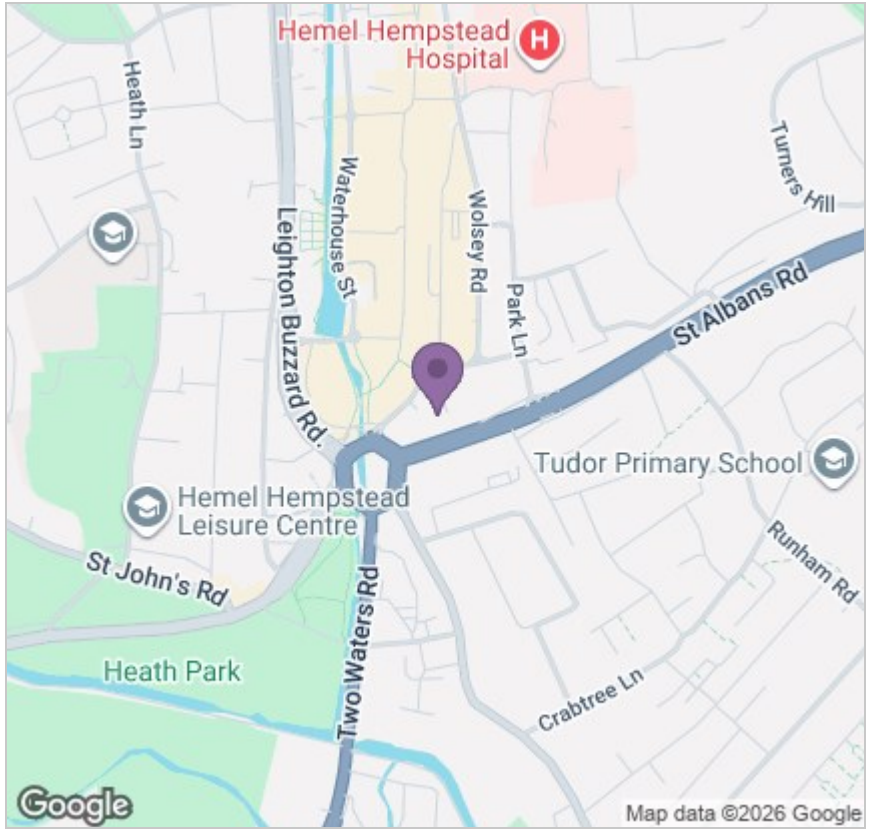
Second Floor

Approx. 70.2 sq. metres (755.1 sq. feet)
(excluding unnamed room, Balcony, Balcony)

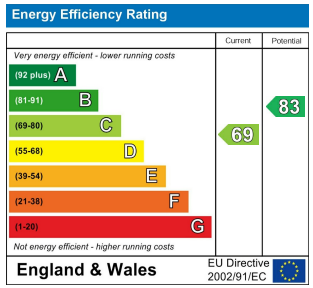
Total area: approx. 70.2 sq. metres (755.1 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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