



## Flat 4, 25 High Street , Hemel Hempstead, HP1 3AR

Mulburries are proud to present nestled in the heart of Hemel Hempstead's charming Old Town, this delightful second-floor studio apartment offers a unique blend of period features and modern comforts. With its prime location on the High Street, residents will enjoy the vibrant atmosphere and historic surroundings that this area is renowned for.

The apartment boasts a large well-appointed bedroom/reception room that serves as a versatile living space, perfect for relaxation or entertaining guests.

Gas central heating throughout the apartment ensures a warm and inviting environment, making it an ideal home for any season. The property is available for immediate occupancy, allowing you to settle in without delay.

This studio apartment above a shop presents an excellent opportunity for those seeking a convenient lifestyle in a historic setting. Whether you are a first-time buyer, a young professional, or looking for a rental investment, this property is sure to impress. Don't miss the chance to make this charming apartment your new home.

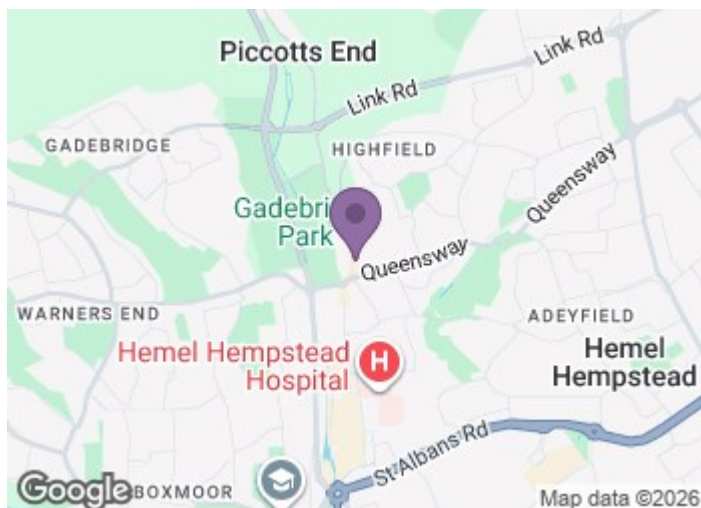
**Guide price £165,000**

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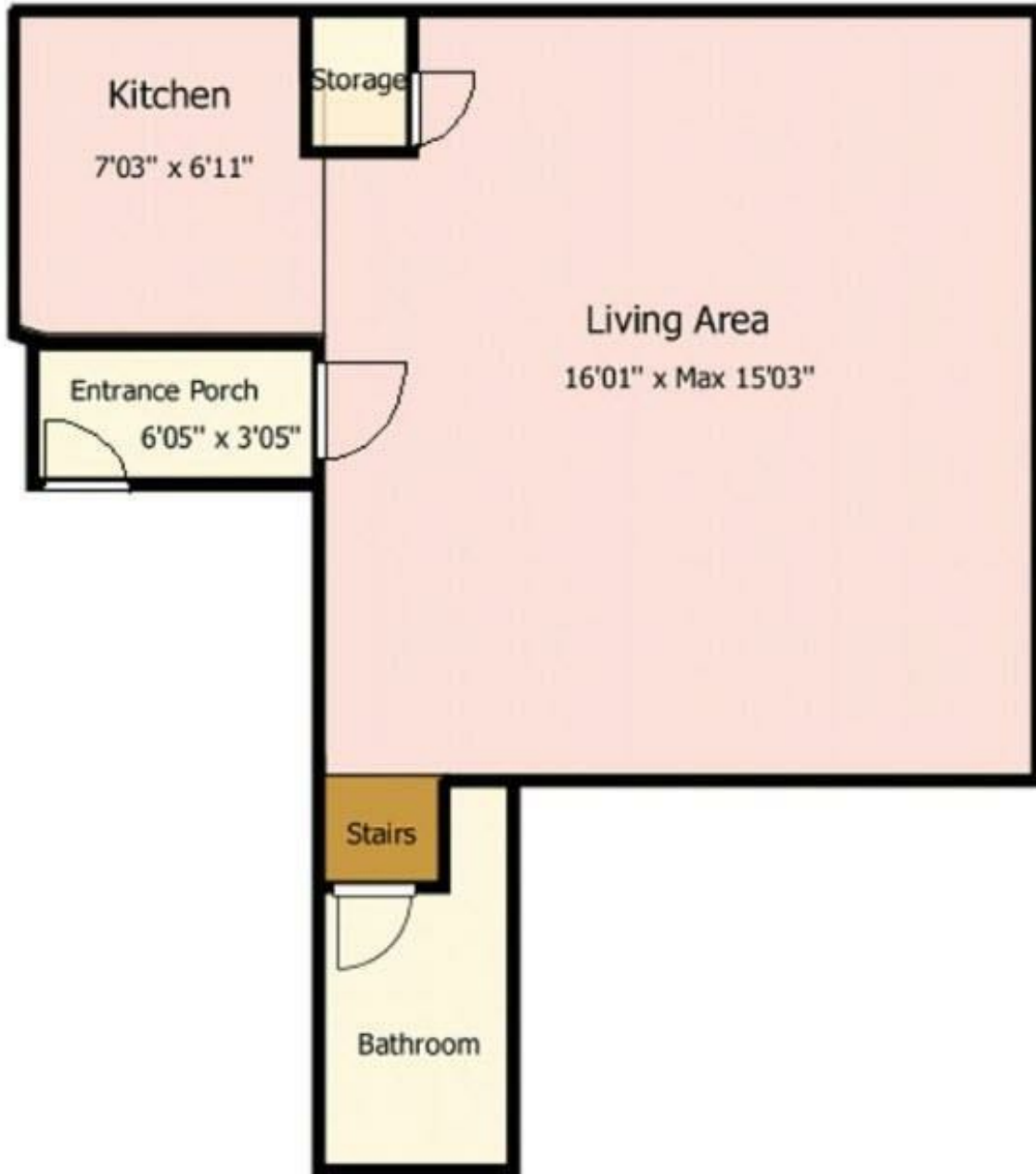
- Second floor studio apartment
- Gas central heating
- EPC Rating = E
- Period features with a modern touch
- Situated directly in Hemel Old Town Highstreet with historic surroundings
- Refurbish bathroom
- Tax band = A



[Directions](#)



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	