

Mulburries

Corner Hall , Hemel Hempstead, HP3 9XY

Asking price £295,000

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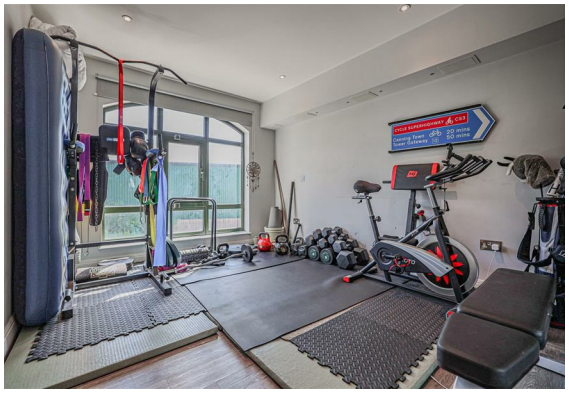
Corner Hall, Hemel Hempstead, HP3 9XY

- **Rarely Available Two-bedroom apartment in Clifton Court**
- **Approx. 752 sq ft of accommodation**
- **Bright open-plan kitchen/living/dining room**
- **Impressive arched feature windows**
- **Sleek modern fitted kitchen**
- **Principal bedroom with en-suite**
- **Second bedroom/home office option**
- **Excellent Town Centre Location**
- **One Allocated Parking space**
- **.9 Miles to Hemel Station. 30 mins into Euston**













Mulburries are proud to present to the open market this beautifully presented two-bedroom apartment within Clifton Court, Corner Hall, Hemel Hempstead, offering approximately 752 sq ft of stylish accommodation, a bright open-plan living space and a highly convenient town centre location.

Positioned within an attractive modern development, the property opens into a welcoming entrance hall with useful storage and access to all principal rooms. The standout kitchen/diner/living space measures approximately 22'2 in length and provides an excellent area for relaxing, dining and entertaining. The kitchen is finished with sleek contemporary cabinetry,













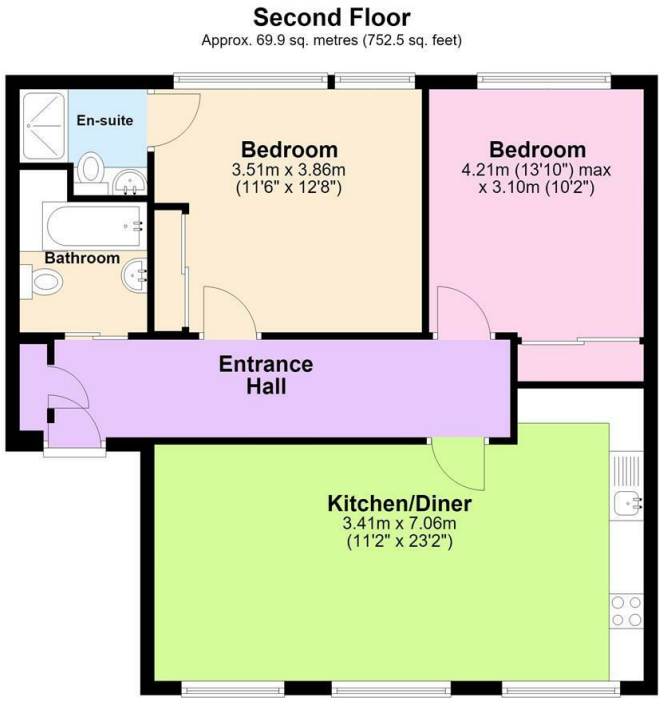
integrated appliances and generous worktop space, while the living area enjoys impressive arched windows and excellent natural light.

The principal bedroom is a generous double, complete with its own en-suite shower room, creating a comfortable private retreat. A second well-proportioned bedroom offers flexibility as a guest room, home office, dressing room or additional sleeping space. A modern main bathroom completes the accommodation, making the layout particularly practical for couples, sharers, professionals or investors.

The apartment is presented in excellent decorative order throughout, with modern finishes, neutral tones and a move-in-ready feel. Clifton Court offers a smart development setting with excellent access to local amenities and transport connections.

Corner Hall is a highly convenient Hemel Hempstead location, positioned close to the town centre, The Marlowes, Riverside Shopping Centre, cafés, restaurants, supermarkets and leisure facilities. Boxmoor, Gadebridge Park and the Grand Union Canal provide nearby green space and walking routes, while Hemel Hempstead station offers rail services towards London Euston. Road links via the A41, M1 and M25 provide convenient access to St Albans, Watford, London and the wider Home Counties.

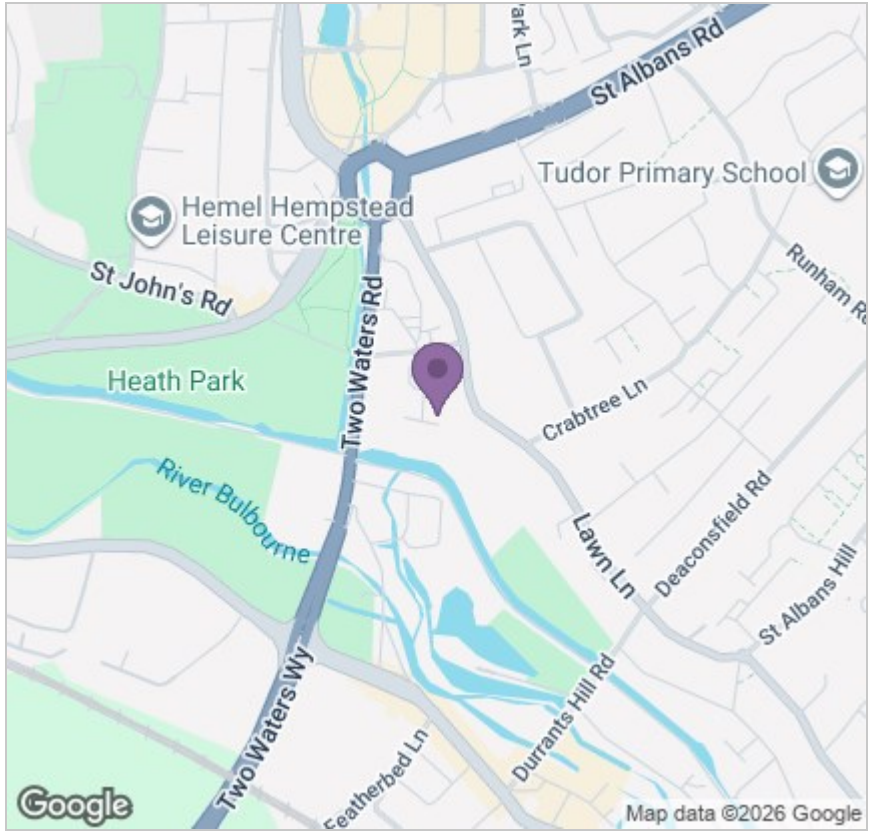
Floor Plan



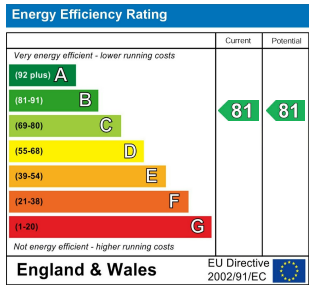
Total area: approx. 69.9 sq. metres (752.5 sq. feet)

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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