



25a Washington Avenue, Hemel Hempstead

£1,050 pcm

EPC - C • Walking distance to Industrial estate • Council Tax - B • Available from 01/07/23 •  
Bright & Spacious • Gas central heating • One double bedroom

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Squire Estates are pleased to present this ONE DOUBLE bedroom ground floor flat within walking distance to local schools & amenities.

The property comprises of a modern open plan kitchen with appliances, a large lounge, one DOUBLE bedroom, and family bathroom. The property has the added benefit of GAS CENTRAL HEATING and ample street parking.

Available Immediately.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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67 Marlowes, Hemel Hempstead, Hertfordshire HP1 1LE • t. 01442 233533 • [www.squireestates.co.uk](http://www.squireestates.co.uk)

### Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 39.3 sq. metres (422.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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