



Ninian Road
Hemel Hempstead, HP2 6NA

squire | estates

Ninian Road, Hemel Hempstead

Recently refurbished with a NEW KITCHEN and NEW CARPETS throughout, this TWO DOUBLE bedroom duplex flat also has the benefit of a large loft room, ideal as a study / workroom.

The property comprises of a new kitchen with all new appliances, a large lounge, two huge bedrooms, family bathroom and stairs up to a loft room. Available from 24/10/24
The property has the added benefit of GAS CENTRAL HEATING

Located close to shops and amenities in Grove Hill.

Call us now to view.

Features

- Recently NEW KITCHEN, NEW CARPET AND DECOR
- TWO big double bedrooms
- Large Loft room
- New appliances
- Good size lounge
- Gas central heating
- Available 24/10/24
- EPC Rating C
- Council Tax Band B

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

