



Oakcroft Court  
Hemel Hempstead, HP3 9EU

squire | estates

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## Oakcroft Court, Hemel Hempstead

This well-proportioned one-bedroom, top-floor flat offers bright and spacious living, just a short distance from the town centre. A fantastic added bonus is the garage in a nearby block, providing valuable extra storage or secure parking.

The large entrance hall welcomes you with two built-in storage cupboards, offering plenty of space to keep things tidy. The bright and airy lounge is perfect for relaxing or entertaining, with a door leading out to a private balcony—an ideal spot to enjoy your morning coffee or unwind in the fresh air.

The kitchen is well-equipped with ample storage units and plenty of space for appliances, while the generous double bedroom provides a peaceful retreat with room for all your furniture.

With its great location, private outdoor space, and the rare advantage of a garage, this property is perfect for first-time buyers, professionals, or investors.

## Features

- One Bedroom Flat
- Top floor
- Spacious lounge
- Balcony
- Large double bedroom
- Ample storage
- Walking distance to the town centre
- Garage in block
- Low lease - priced accordingly

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

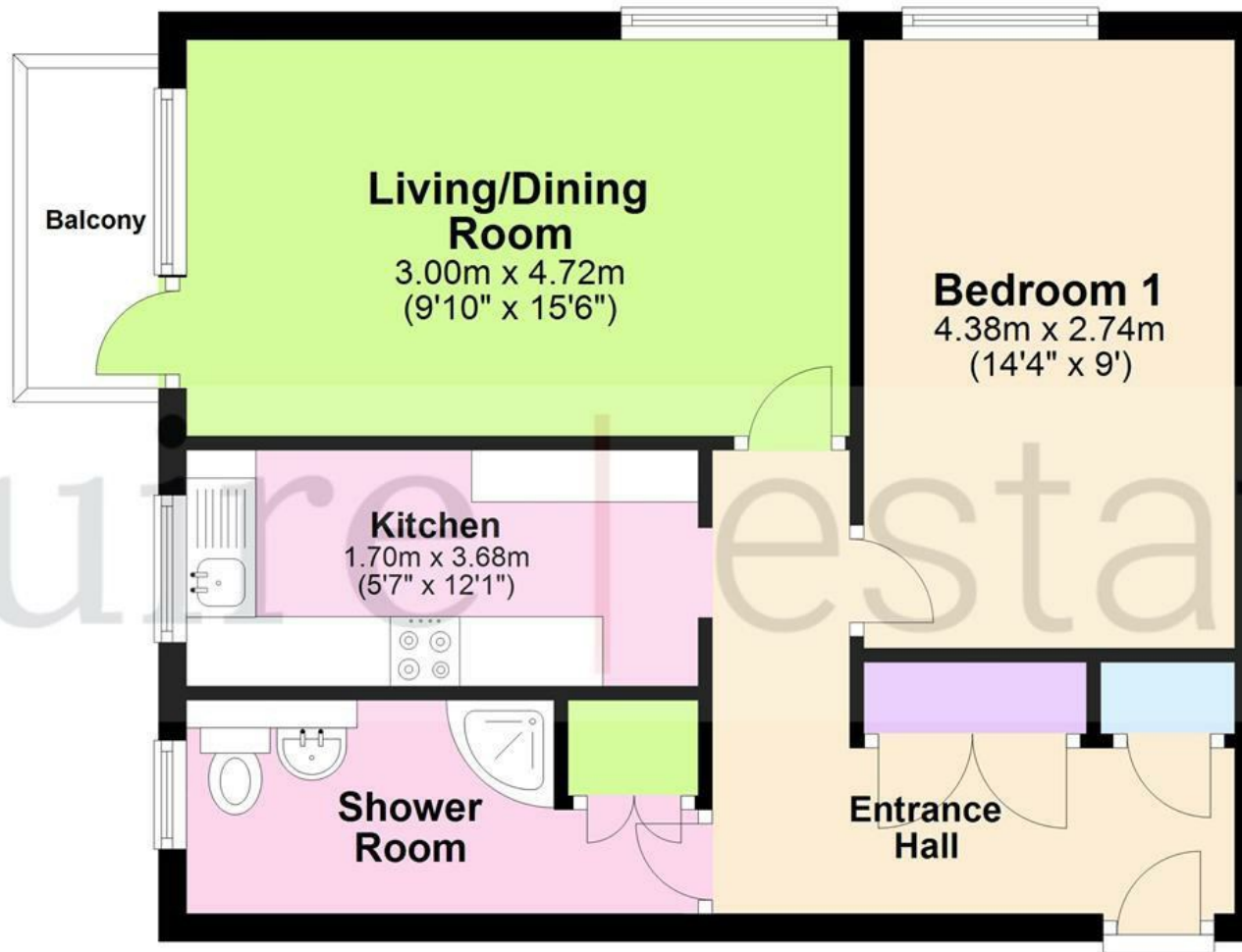
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Floor Plan

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.7 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. Copyright © SKMSTUDIO  
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