



Rossgate  
Hemel Hempstead, HP1 3LG

squire | estates

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## Rossgate, Hemel Hempstead

This Three bedroom DUPLEX apartment offers spacious accommodation throughout. The property benefits from a large bright lounge to the front of the property, three good size bedrooms and a family bathroom with shower.

The apartment is within walking distance of the Old Town/Town centre of Hemel Hempstead.

Available from 25/09/2025

## Features

- Three bedroom DUPLEX apartment
- Bright & Spacious
- Gadebridge Location
- Gas central heating
- Close to local shops/schools
- Available from 09/09/23
- EPC - C
- Council Tax - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

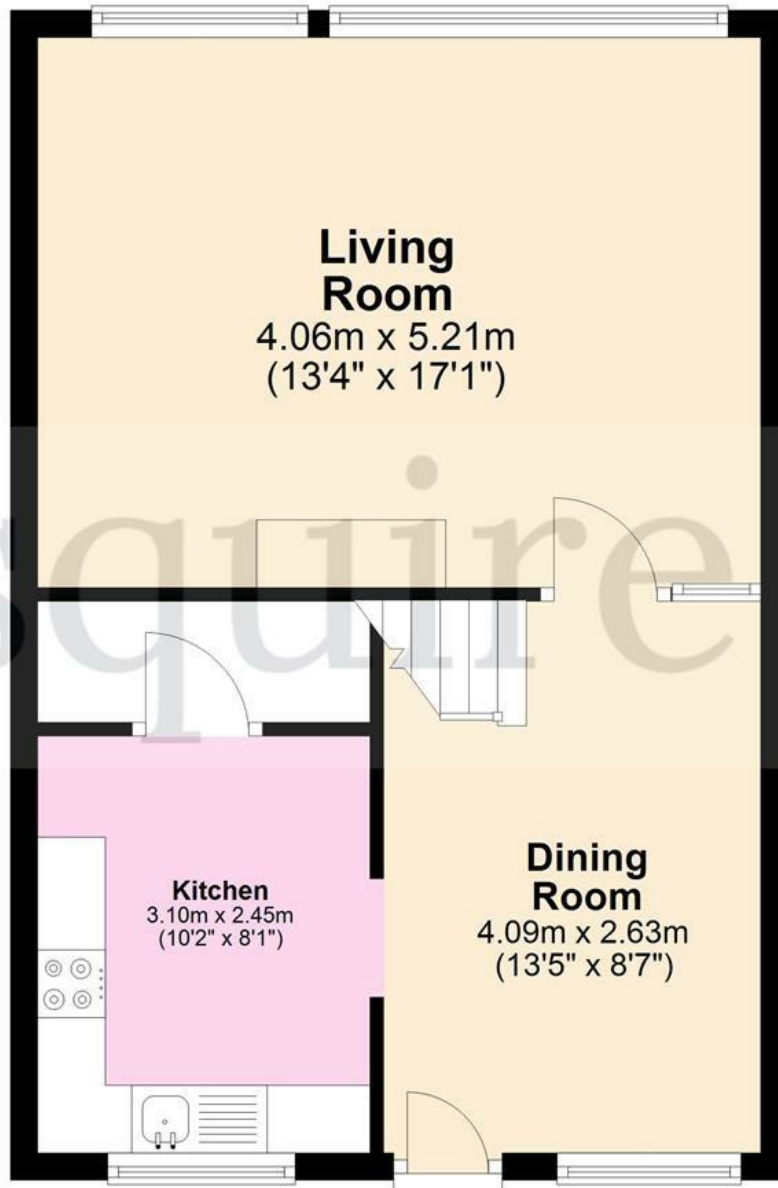
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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

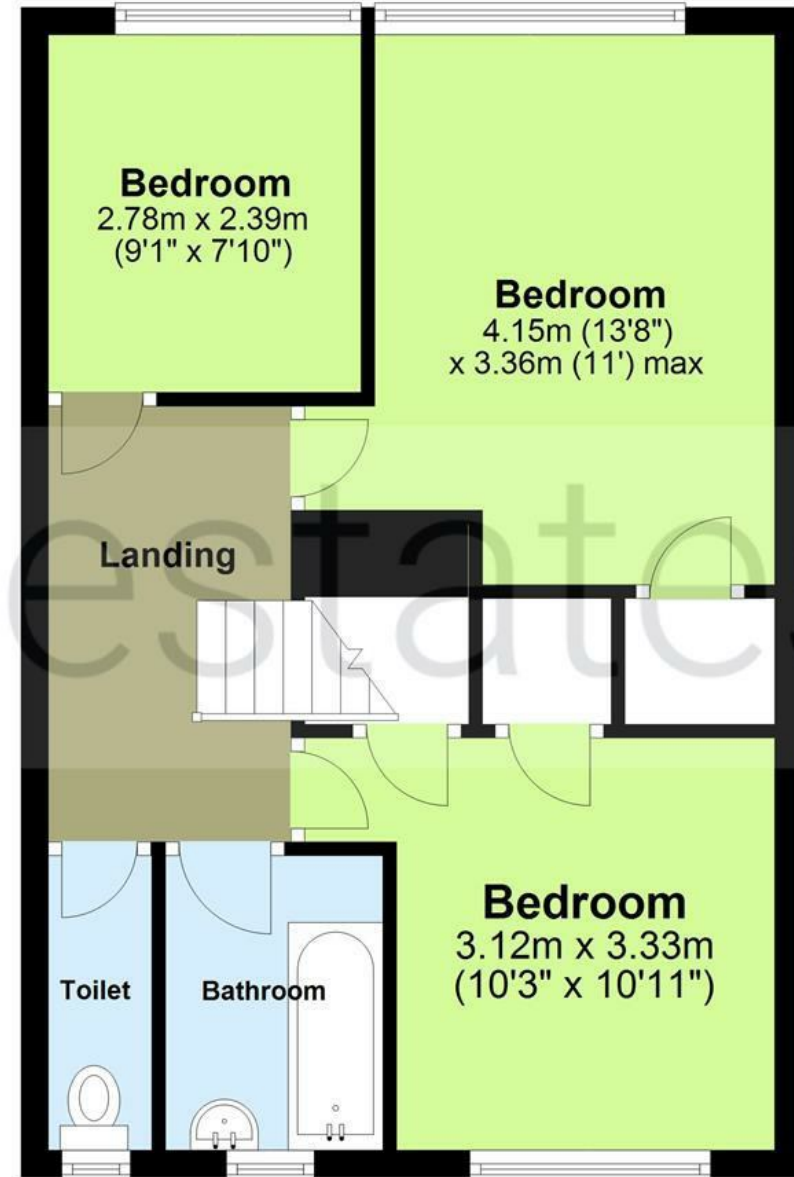
## Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 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

Plan produced using PlanUp.



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