



129 Elmcroft, Hemel Hempstead, Hertfordshire HP3 9ET  
£925 PCM

squire | estates

**Exclusive to Squire Estates! A conveniently located TWO bedroom lower ground floor flat which has been REFURBSIHED THROUGHOUT benefiting from a BALCONY, with parking located in a popular location close to the town centre.**

**The property is situated on the lower ground floor and is accessed from a communal entrance hall and staircase. The accommodation is spacious throughout with a hallway which benefits from two good size storage cupboards and leads to a open plan kitchen with a door to the balcony, TWO very good sized bedrooms and a family bathroom.**

**Available From 29/7/21**

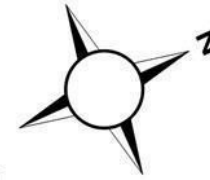
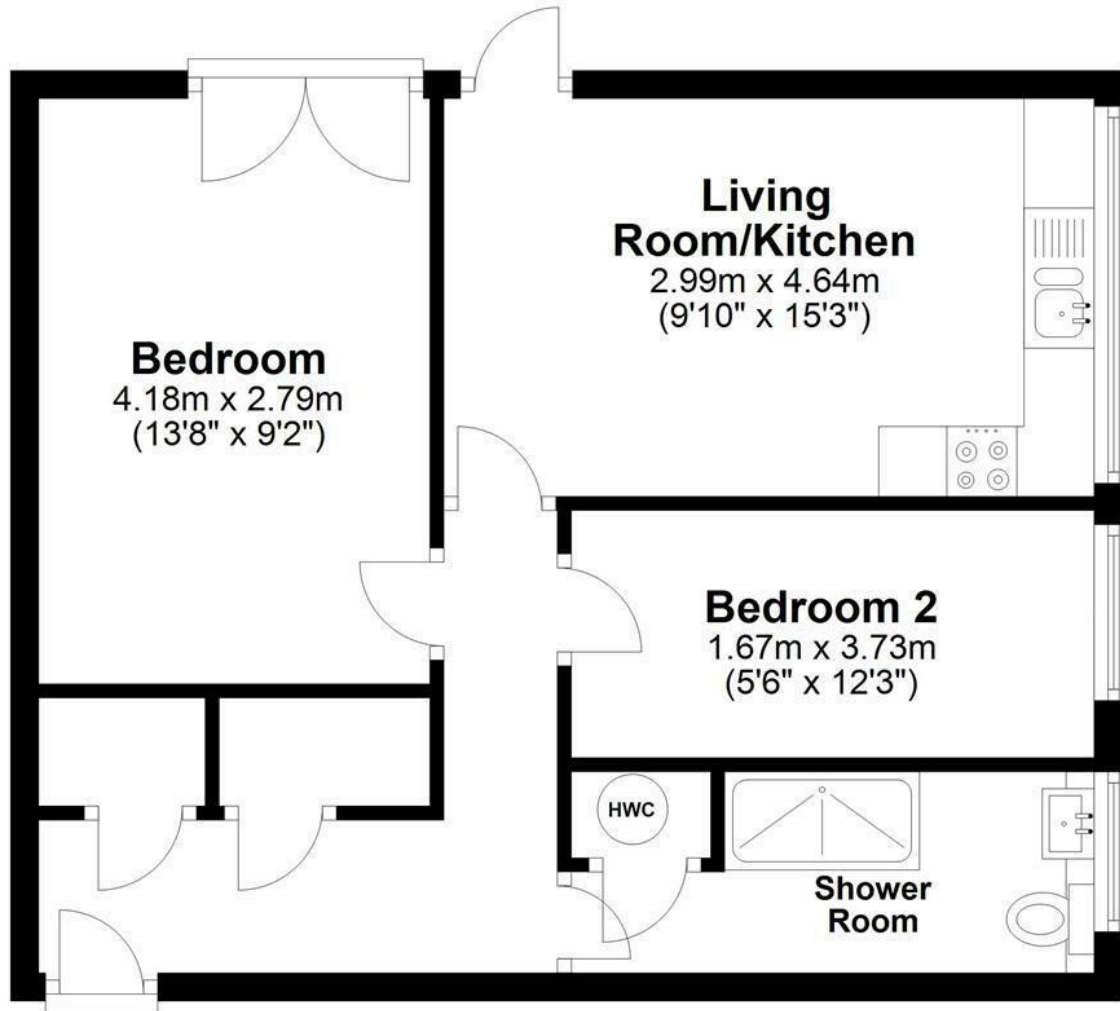






# Floor Plan

Approx. 47.3 sq. metres (509.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
		52
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC

Total area: approx. 47.3 sq. metres (509.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.