



**Flat 3 - 37 Alexandra Road, Hemel Hempstead, Herts HP2 5BP**  
**£875 PCM**

squire | estates

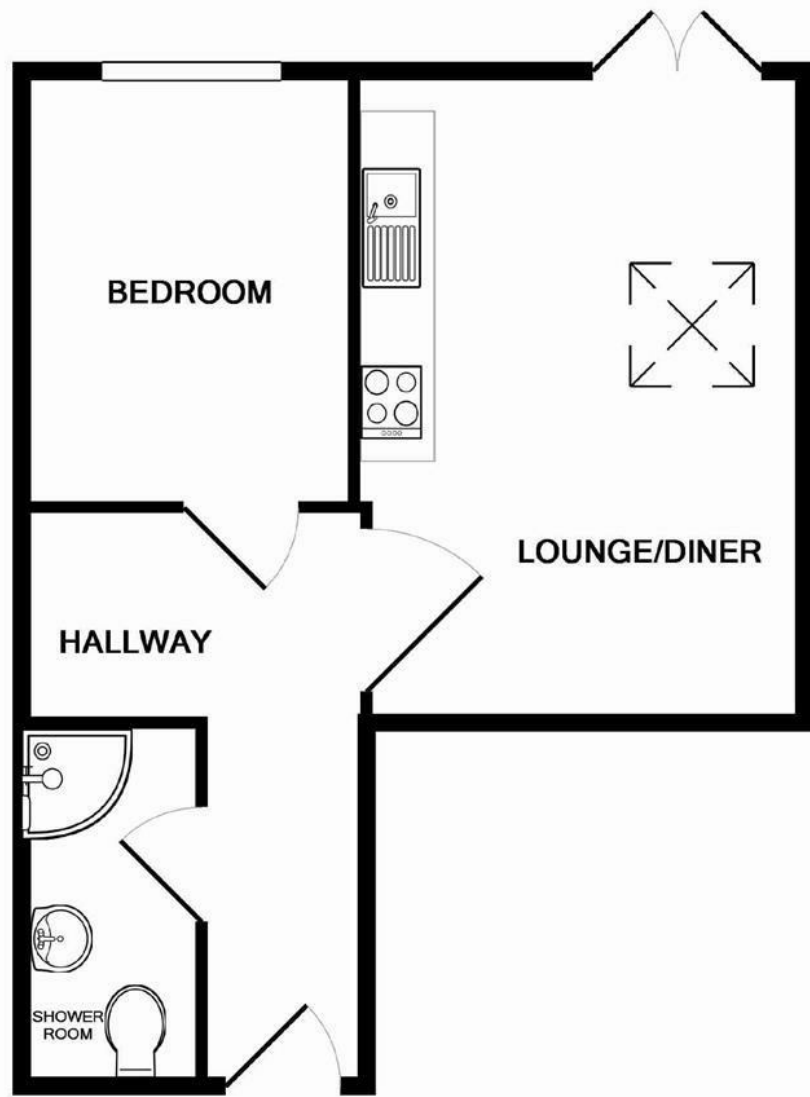
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**A superbly presented one bedroom ground floor contemporary apartment located within easy access of the Town Centre. Set in this unique Victorian development this apartment is at the rear and comprises of a modern open plan lounge/kitchenette area with french doors onto a communal lawn area, double bedroom and shower room. Available from 07/06/21 . One allocated parking space.**









| Energy Efficiency Rating  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs                     |           |                         |
| (92 plus) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  | <b>64</b> | <b>64</b>               |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not energy efficient - higher running costs                     |           |                         |
| <b>England &amp; Wales</b>                                      |           | 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) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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