



**242 Queensway, Hemel Hempstead, Hertfordshire HP2 5DF**  
**£925 PCM**

squire | estates

**Walking distance to TOWN CENTRE & INDUSTRIAL ESTATE with ALLOCATED PARKING for one! This very well presented one double bedroom maisonette which is located conveniently close to the Town Centre and Old Town as well as having good bus links to Maylands. The property comprises of: Entrance hall, GAS central heating, stairs rising to landing, living room/open plan kitchen, double bedroom with built in WARDROBE, fitted bathroom, access to loft for storage and PRIVATE garden. Available NOW**







| 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>  |         |                         |
| (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>  |         |                         |
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