



**5 Clifton Court, Hemel Hempstead, Hertfordshire HP3 9XY**  
**£1,150 PCM**

squire | estates

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**\*\*Walking distance to TOWN CENTRE & TRAIN STATION\*\* This fully furnished one bedroom flat on the FOURTH floor can be found in a development of Twelve flats that have been newly converted to a high specification, ideal for a professional individual or couple. The flats are located within walking distance of both the town centre and Apsley BR station and also boast an allocated parking space.**

**Please see FLOOR PLAN for flat layout; which includes a fully fitted high gloss applianced kitchen including dishwasher, the spacious open plan lounge/diner has a large window, there is a bedroom with fitted wardrobes and a bathroom with shower over bath and cupboard housing the washer/dryer. Available Now.**



## ENTRANCE HALL

Audio & Visual Display Intercom System. Wall mounted heating control.

## OPEN PLAN KITCHEN/ LOUNGE/ DINER

Kitchen with high gloss cabinets, granite work surfaces and integrated appliances including Frost Free Fridge/Freezer, Electric Oven, Touch Control Ceramic Hob, Slimline Dishwasher and Microwave.

The bright lounge area has a feature full height window and includes an L-Shaped Faux Leather Sofa/Chaise, Glass Dining Table with Four Chairs, Glass Coffee Table, Beige High Gloss Side Board & TV Media Unit and a wall bracket to mount a TV. Sky TV point.

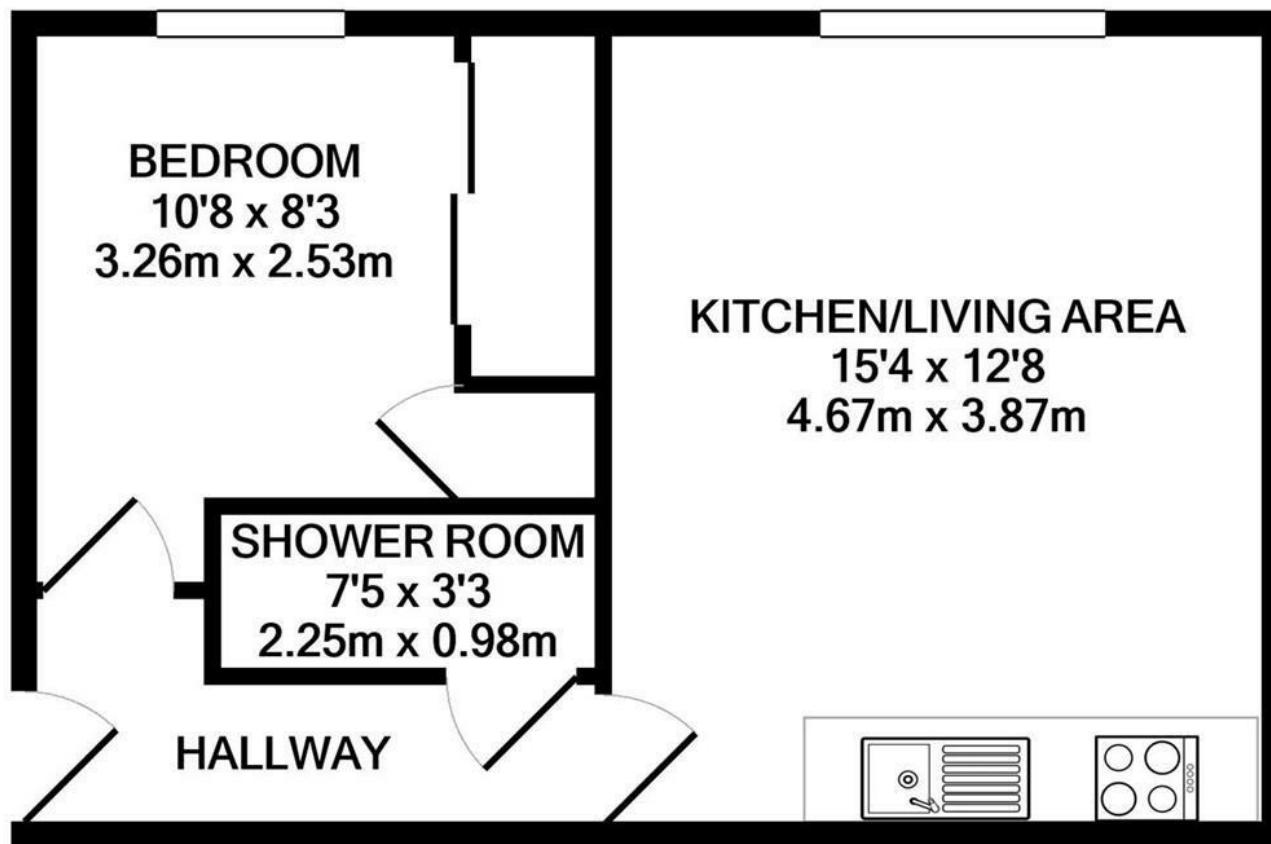
## BEDROOM

Double Ottoman Storage Bed with Orthopaedic Mattress, Built in double door wardrobe with both hanging and internal two drawer unit, bedside cabinet. Feature window.

## BATHROOM

White bathroom suite providing a bath with electric shower over, Vanity Storage Unit, Infinity Light Mirror Cabinet With Demister Pad, Toilet with Soft Close Seat. Cupboard housing the washer/dryer and underfloor heating and hot water controls.





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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)

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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