



**Flat 1 Wheldon Court Alexandra Road, Hemel Hempstead,
Hertfordshire HP2 5BS**

squire | estates

The master bedroom is a large double room with bespoke wardrobes and storage. The shower room is fitted with high quality Grohe taps, Merlin shower doors and Duravit sink. . Bedroom two is approached via steps from the lounge down to the lower ground floor. The room is double with a light well so has natural day light.

The property further benefits from Karndean wood effect flooring, UPVC double glazing, electric heating and spot lights, Parking Available. Available 30/04/22

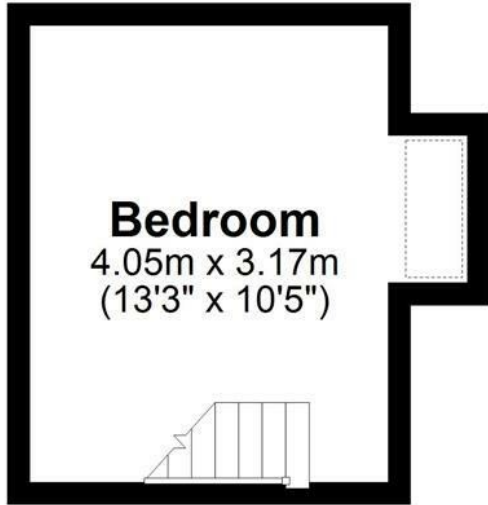






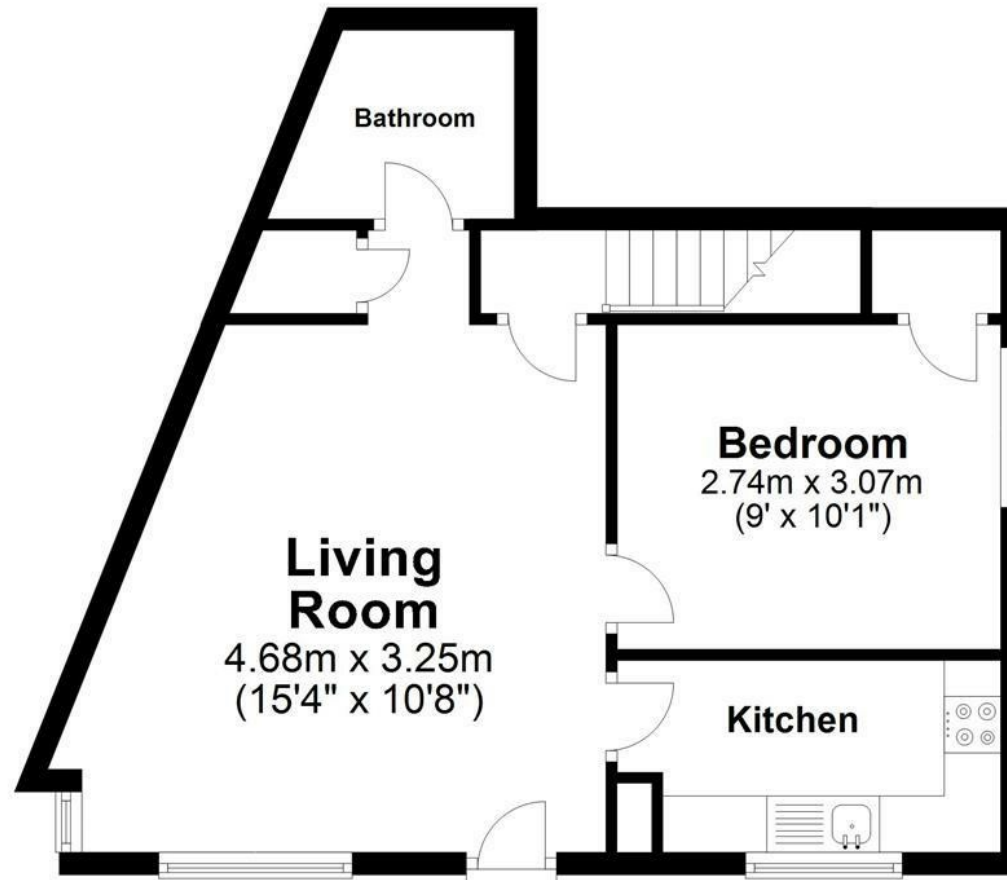
Basement

Approx. 13.8 sq. metres (148.2 sq. feet)



Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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