



**5 Clifton Court Corner Hall, Hemel Hempstead, Hertfordshire  
HP3 9XY**

**squire** | estates

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**This fully furnished one bedroom flat has been newly converted to a high specification, ideal for 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 large shower 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.



# Floor Plan

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 32.3 sq. metres (347.8 sq. feet)

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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