



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

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The property is a ground floor, fully furnished studio flat in excellent condition which benefits from a built in kitchen with integrated appliances & granite worktop, porcelain tiled shower room, bedroom recess area with built in wardrobes, underfloor heating, fully furnished & one allocated parking space.

The flat is located a short walk from Hemel town centre and Apsley train station and boast an allocated car parking space.

Please see floor plan for flat layout.

Available from 26/11/2022



ENTRANCE HALL

Audio & Visual Display Intercom System

RECEPTION/ BEDROOM

Kitchen with Integrated appliances including Frost Free Fridge/Freezer, Electric Oven, Touch Control Ceramic Hob, Microwave and Washing Machine

Lounge area includes an L-Shaped Faux Leather Sofa/Chaise, Glass Dining Table with Four Chairs, Glass Coffee Table, Beige High Gloss Side Board & Beige High Gloss TV Media Unit

Bedroom area contains an Ottoman Storage Bed with Orthopaedic Mattress, Built in wardrobes with internal two drawer unit, bedside cabinet

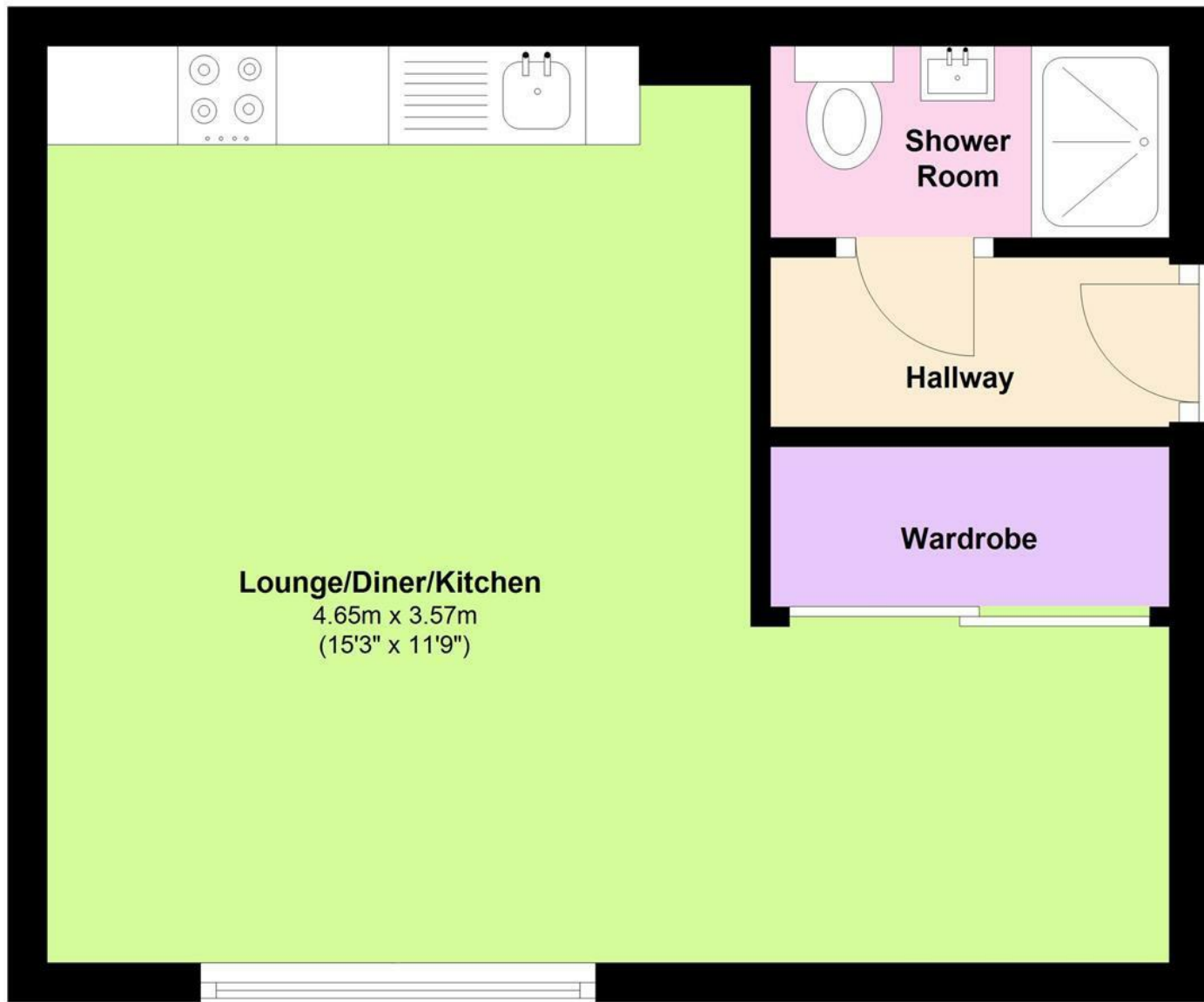
SHOWER ROOM

Steel Shower Enclosure, Vanity Storage Unit, Infinity Light Mirror Cabinet With Demister Pad, Toilet with Soft Close Seat



Ground Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Total area: approx. 26.1 sq. metres (281.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		B2	B2
(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			
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