



14 Royal Court, Hemel Hempstead, Hertfordshire HP3 9QP
£1,150

squire | estates

A recently decorated TWO bedroom flat, that is situated in a popular quiet cul-de-sac located close to the town centre, and local leisure facilities.

The property is accessed from a stairwell. The accommodation is well planned and spacious throughout. With a separate entrance porch leads to a cosy lounge/dining room . The open plan kitchen is fitted with ample wall, floor units and has space for oven, under counter fridge/freezer and washing machine.

The principle bedroom opens onto a sun lit good sized balcony. Bedroom two is a good size double bedroom.

The modern bathroom features a bath with shower over, sink, WC and heated towel rail.

This is a spacious and well-presented flat, with ample storage including a loft and pantry.

Private car parking space.

Available from 30/11/22

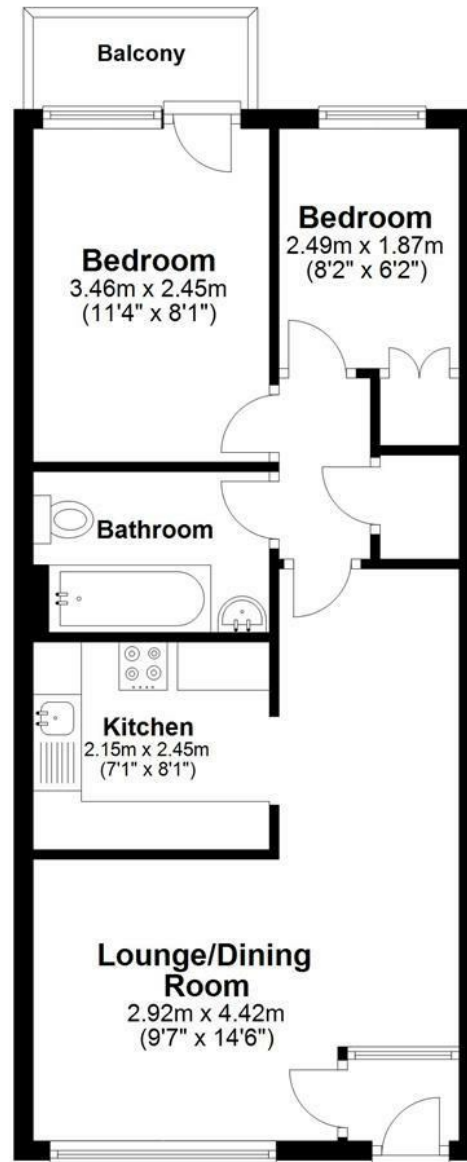






Floor Plan

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 46.5 sq. metres (500.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio 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 | | |
| (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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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |