



Swan Court  
Hemel Hempstead, HP1 1DS

quire | estates

---

## Swan Court, Hemel Hempstead

New to the market a superbly presented and purpose built one bedroom modern apartment. The property comprises of an open plan kitchen and lounge area with Juliette balcony, large double bedroom and beautiful bathroom. The development also boasts a state of the art digital parcel system for deliveries and is within walking distance to Hemel Hempstead's main line train station. Available from 30/11/2023

## Features

- One Bedroom Modern Apartment
- Town Centre Location
- Immaculate Finish
- Walking Distance To Train Station
- Close To Local Amenities
- Must Be Seen
- Available from 30/11/2023
- 4th Floor
- EPC D
- Council Tax B

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



