



The Square  
Hemel Hempstead, HP1 1ER

sqire | estates

## The Square, Hemel Hempstead

RECENTLY REFURBISHED first floor studio flat

This refurbished studio flat is conveniently located for the Town Centre shopping and transport facilities and is offered with the benefit of DOUBLE GLAZING, GAS CENTRAL HEATING.

The property is entered via its own front door and has a good size sitting room and bedroom area with fitted wardrobes. The kitchen features cream units and granite effect work top with integrated appliances including an electric oven and hob, washing machine and a fridge freezer. The bath/shower room is fully tiled with sink and WC.

Available NOW

## Features


- Studio flat
- Town Centre
- Spacious lounge and bedroom
- Separate kitchen
- Double glazed throughout
- Gas central heating
- Security entrance
- Available NOW
- Council Tax Band - A
- EPC Rating - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

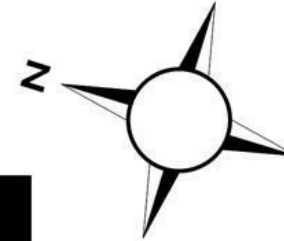
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor Plan

Approx. 28.4 sq. metres (305.8 sq. feet)



**Open  
Plan  
Living**

3.56m (11'8") max  
x 5.27m (17'4")

**Wardrobe**

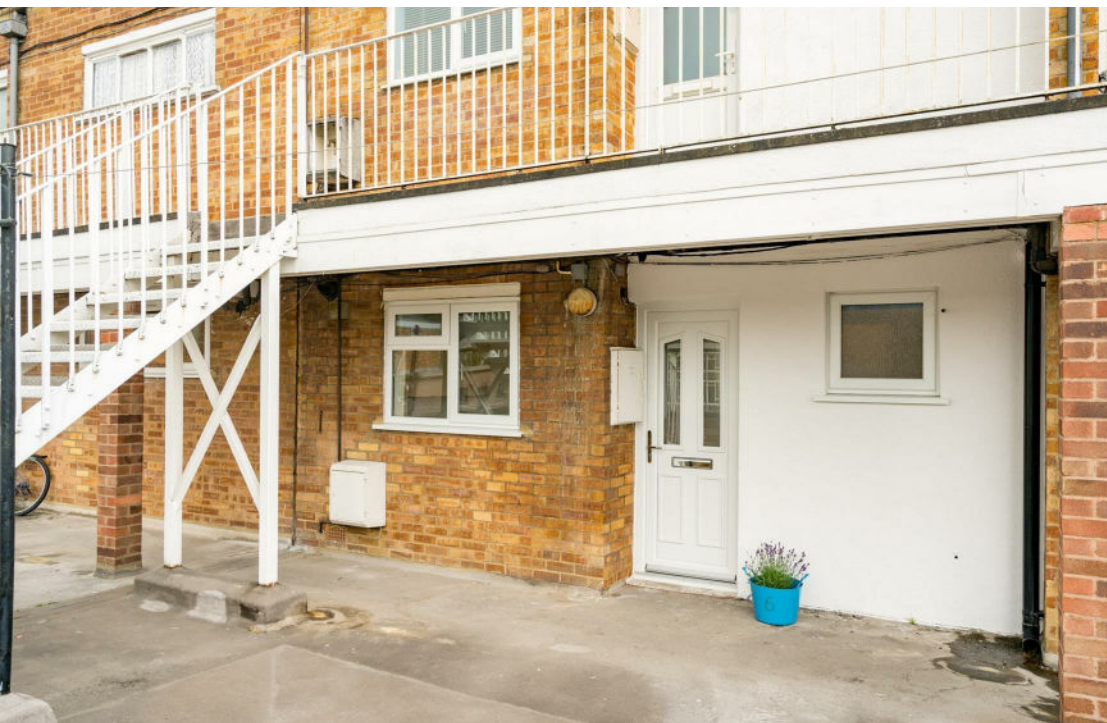
**Bathroom**  
1.86m x 1.66m  
(6'1" x 5'5")

**Entrance  
Hall**

**Kitchen**  
1.90m x 2.42m  
(6'3" x 7'11")

Total area: approx. 28.4 sq. metres (305.8 sq. feet)





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