



Clifton Court
Hemel Hempstead, HP3 9XY

squire | estates

Clifton Court, Hemel Hempstead

****Walking distance to TOWN CENTRE & TRAIN STATION**** This fully furnished one bedroom flat on the THIRD floor can be found in a development of Twelve flats that have been newly converted to a high specification, ideal for a 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 shower over bath and cupboard housing the washer/dryer. Available from 01/06/24

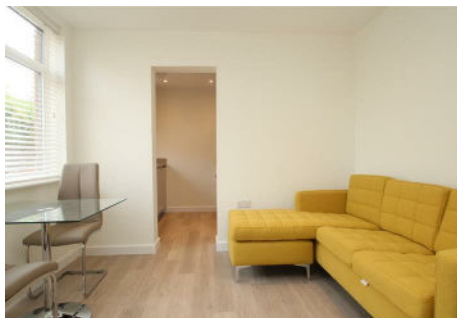
Features

- Communal Sky dish
- Underfloor Heating
- Allocated Parking Space
- Passenger Lift
- One bedroom
- Available from 1st June 2024
- Dimmable Lighting
- Close to Station & Town Centre
- Fully Furnished
- Audio & visual Intercom System

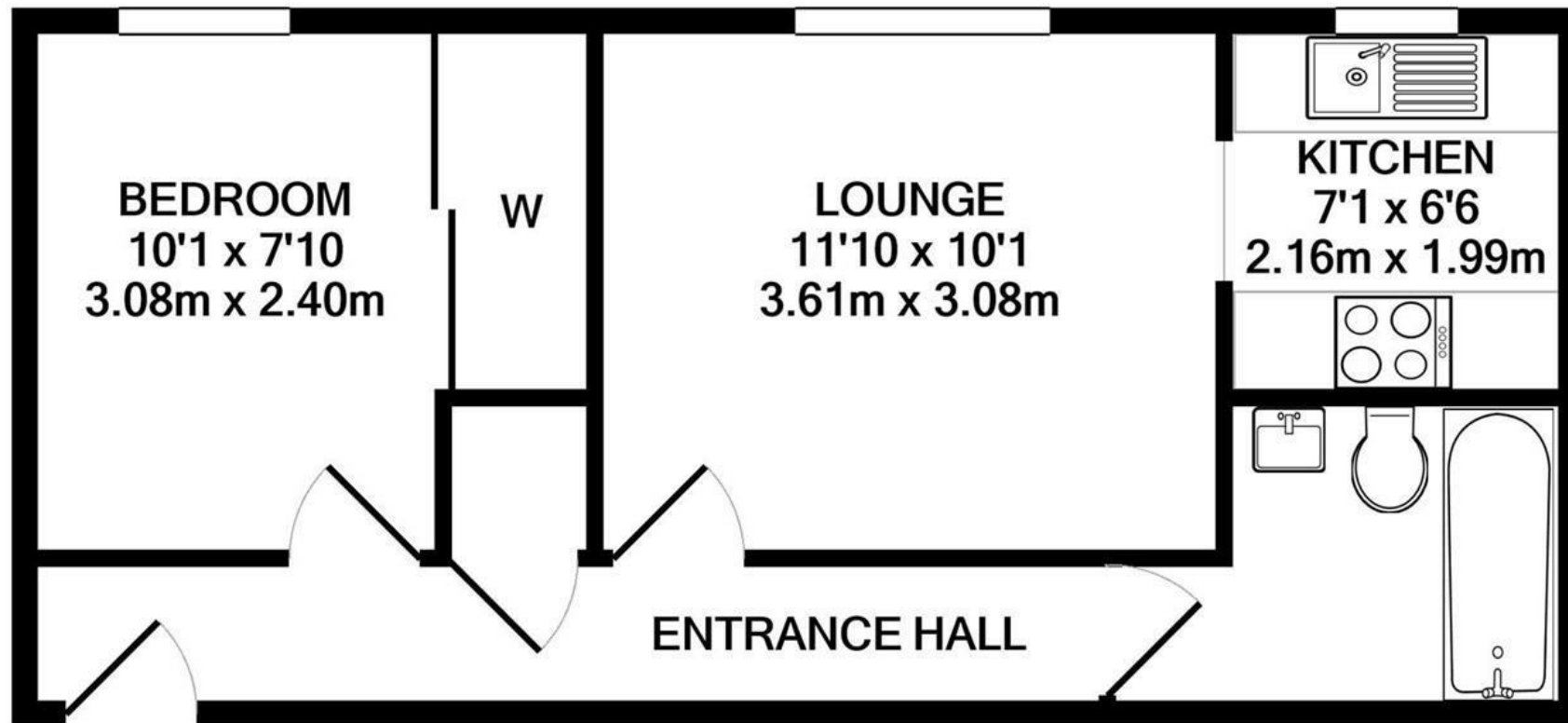
To Book a Viewing

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



TOTAL APPROX. FLOOR AREA 378 SQ.FT. (35.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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