



Clifton Court
Hemel Hempstead, HP3 9XY

squire | estates

Clifton Court, Hemel Hempstead

****Walking distance to TOWN CENTRE & TRAIN STATION**** This fully furnished GROUND FLOOR one bedroom flat 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 feature window, there is a bedroom with fitted wardrobes and a bathroom with shower over bath and cupboard housing the washer/dryer.

Available Now!

This fully furnished one bedroom flat can be found in a development of eight flats that have been newly converted to a high specification, ideal for 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 feature window, there is a bedroom with fitted wardrobes and a bathroom with shower over bath and cupboard housing the washer/dryer. Available Now.

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.



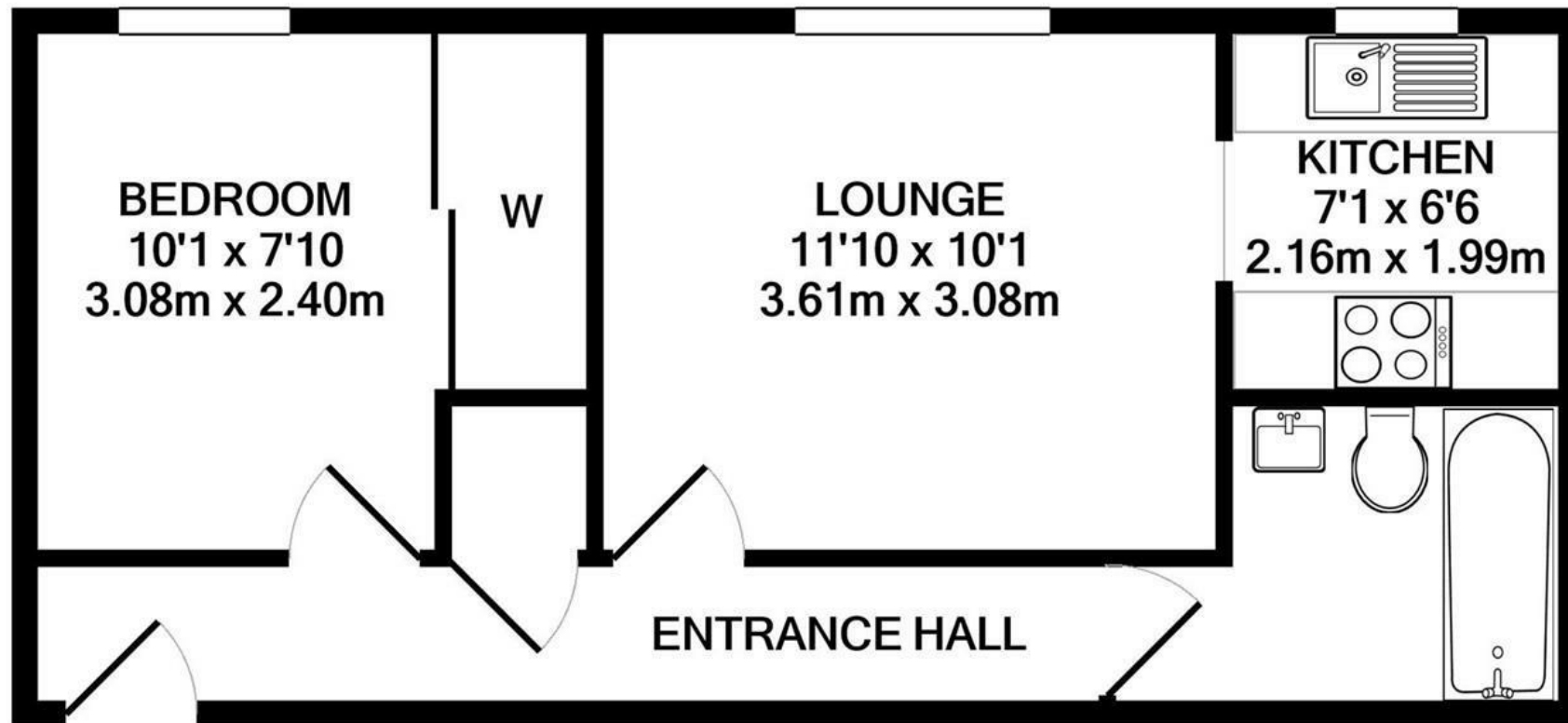
Features

- Communal Sky dish
- Underfloor Heating
- Allocated Parking Space
- Passenger Lift
- Audio & visual Intercom System
- One bedroom
- Dimmable Lighting
- Close to Station & Town Centre
- Fully Furnished
- Ground Floor

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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