



Corner Hall  
Hemel Hempstead, HP3 9XY

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## Corner Hall, Hemel Hempstead

The property is a ground floor, fully furnished studio flat in excellent condition which benefits from a built in kitchen with integrated appliances & granite worktop, porcelain tiled shower room, bedroom recess area with built in wardrobes, underfloor heating, fully furnished & one allocated parking space.

The flat is located a short walk from Hemel town centre and Apsley train station and boast an allocated car parking space.

Please see floor plan for flat layout.

Available from 30/11/24

## Features

- Studio Apartment
- Underfloor Heating
- Allocated Car Parking Space
- Lift & Intercom System
- Communal Sky Tv Aerial
- Available from 30/11/24
- Close to Station & Town Centre
- Ground Floor
- Council Tax Band - A
- EPC - D

## 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>	62	62
(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	

# Ground Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Total area: approx. 26.1 sq. metres (281.2 sq. feet)

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