



Ashby Court  
Hemel Hempstead, HP2 7QL

squire | estates

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## Ashby Court, Hemel Hempstead

Squire Estates are pleased to offer this spacious and modern one double bedroom top floor apartment, ideally located within walking distance of the Industrial Estate and just a short drive from the M1 and M25 motorways.

The property comprises a bright lounge area, a fully fitted and applanced kitchen, one double bedroom, and a newly refurbished modern bathroom. Ample parking is available.

Available from 7th June 2025

## Features

- One Bedroom
- Top floor
- Walking distance to Industrial estate
- Close to local school & amenities
- Modern bathroom
- Lots of parking available
- Must be seen
- Available from 7th June 2025
- EPC - E
- 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                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         | 66                         |
| (39-54) E                                   | 40      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 39.6 sq. metres (426.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.





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