

# Kimbolton Crescent, Hertfordshire, SG2 8RW

£149,995

**H&M**  
sales and lettings

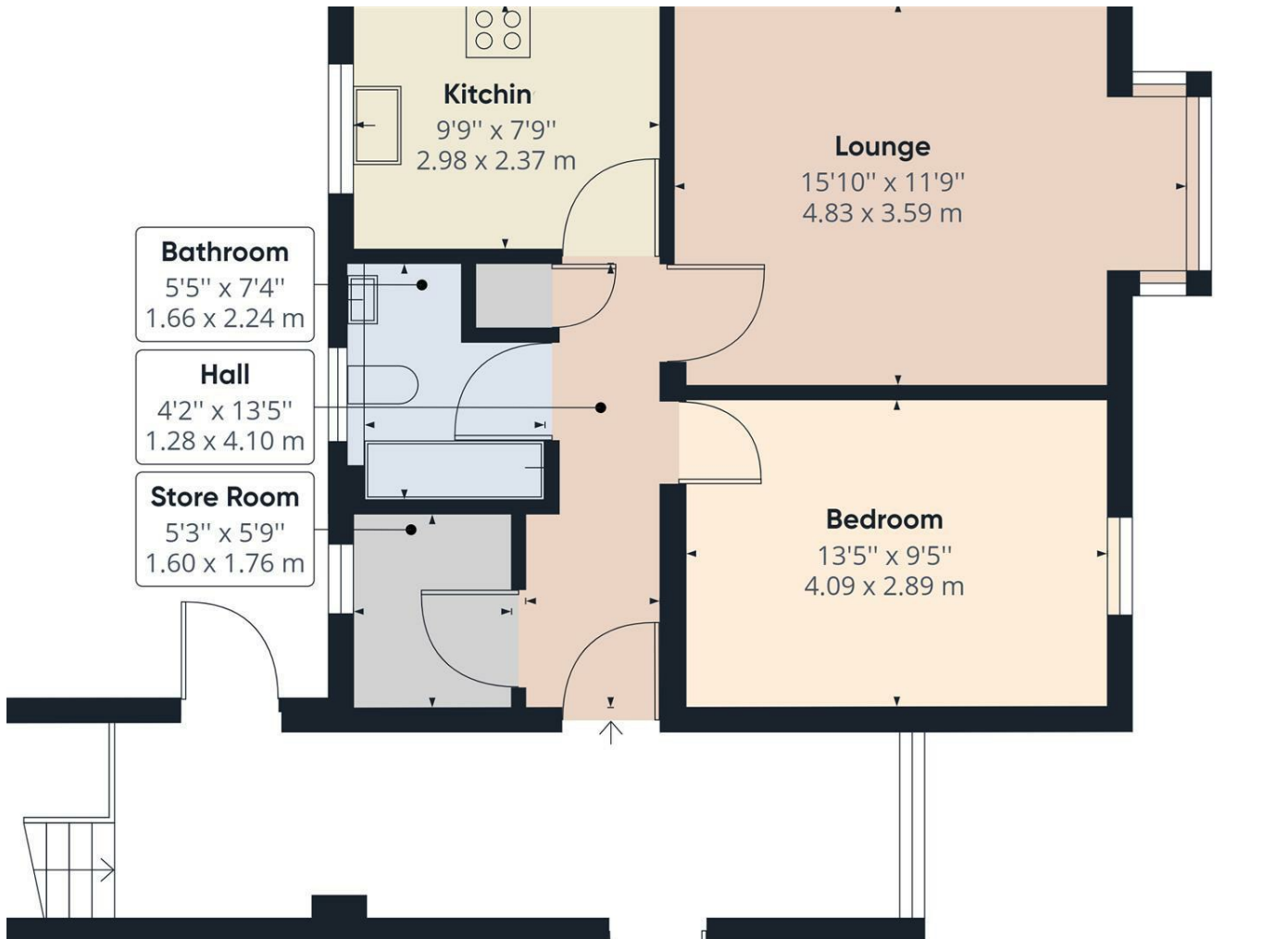


Offered for sale at Offers in Excess of £149,995 is this one bedroom first floor flat which is situated in the Broadwater area and within walking distance of a Tesco supermarket along with good access to the A1(M) and A602. The property offers a good sized lounge, double glazing and gas heating along with residents communal parking.



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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>	69	73
(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	