

## 10 Briarcliff, Hemel Hempstead

£1,100 pcm

Gas Central Heating • First Floor • One Bedroom Maisonette • Quiet Location • Build in Wardrobe • Unallocated Residents Parking • Communal Gardens • White-Suite Bathroom • Kitchen Including Appliances

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This well-presented first-floor one-bedroom maisonette offers an excellent opportunity for both first-time buyers and investors seeking a comfortable home in a quiet and sought-after location. The property features gas central heating throughout, ensuring warmth and efficiency during the colder months. The spacious living room is filled with natural light, creating a welcoming atmosphere that is ideal for relaxing or entertaining guests. The modern kitchen comes complete with a range of appliances, making meal preparation convenient and enjoyable. The generously sized bedroom benefits from a built-in wardrobe, providing ample storage space while maintaining the room's clean and uncluttered appearance. The white-suite bathroom is tastefully finished and includes a bath with shower over, a wash basin, and a WC, offering both style and practicality. Residents will appreciate the convenience of unallocated parking, which provides flexibility for both homeowners and visitors. The property also has access to communal gardens (perfect for socialising with neighbours or enjoying a peaceful moment outdoors), and is situated within a well-maintained development that is popular with professionals and couples alike. Additional features include double glazing and secure entry, ensuring both comfort and peace of mind. This flat is ideally located for access to local amenities, shops, and public transport links, making commuting or day-to-day living straightforward and stress-free. With its combination of modern features, thoughtful layout, and desirable location, this maisonette represents a rare opportunity to secure a stylish and low-maintenance home. Early viewing is highly recommended to appreciate the quality and value on offer.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

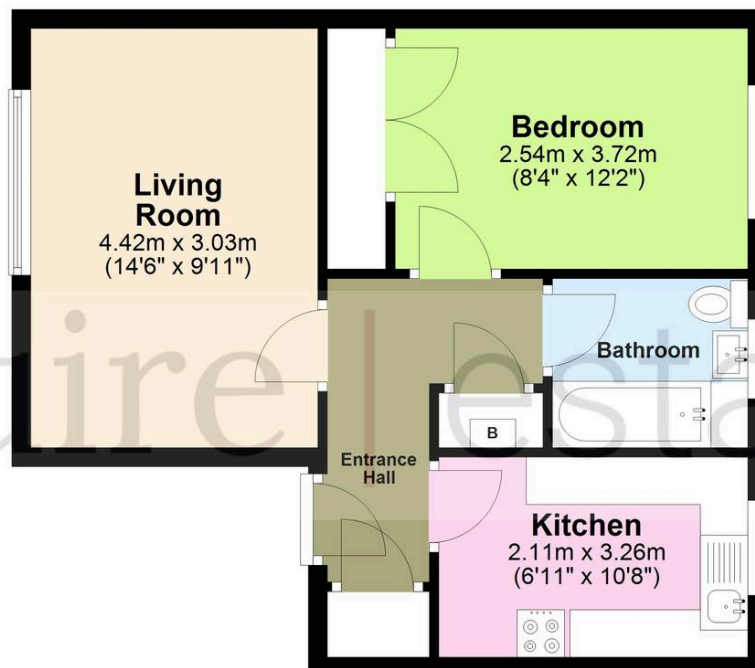


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### Floor Plan

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 43.4 sq. metres (467.1 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  
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