

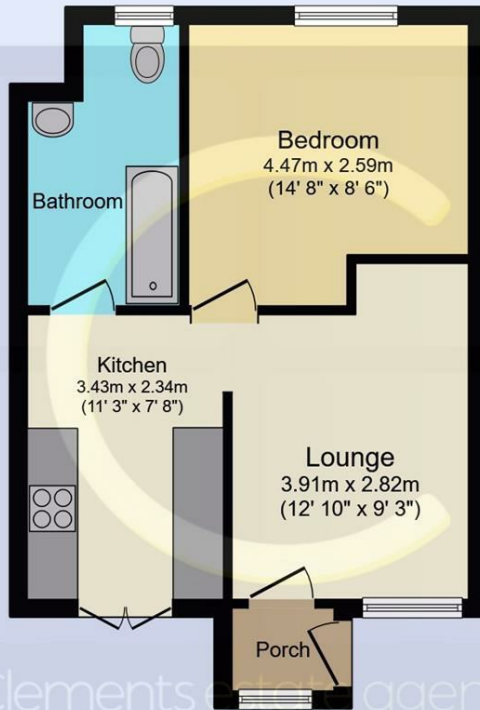


## Lomond Road, Hemel Hempstead, HP2

Clements Estate Agents are delighted to offer this superb one double bedroom ground floor maisonette benefiting an excellent range of features including very good decorative order a modern fitted kitchen and bathroom, spacious room sizes, double glazing, gas central heating, private rear garden and allocated parking. Available mid August. Call to view!

- LUXURY MAISONETTE
- ONE BEDROOM
- GROUND FLOOR
- REAR GARDEN
- PARKING
- MODERN KITCHEN
- LUXURY BATHROOM
- VIEWING ESSENTIAL

**£1,275 PCM**



### Floor Plan

Floor area 36.7 m<sup>2</sup> (395 sq.ft.)

TOTAL: 36.7 m<sup>2</sup> (395 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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>			
(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			
		71	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		