



14 Royal Court, Hemel Hempstead, Hertfordshire HP3 9QP
£1,150

squire | estates

A recently decorated TWO bedroom flat, that is situated in a popular quiet cul-de-sac located close to the town centre, and local leisure facilities.

The property is accessed from a stairwell. The accommodation is well planned and spacious throughout. With a separate entrance porch leads to a cosy lounge/dining room . The open plan kitchen is fitted with ample wall, floor units and has space for oven, under counter fridge/freezer and washing machine.

The principle bedroom opens onto a sun lit good sized balcony. Bedroom two is a good size double bedroom.

The modern bathroom features a bath with shower over, sink, WC and heated towel rail.

This is a spacious and well-presented flat, with ample storage including a loft and pantry.

Private car parking space.

Available from 30/11/22

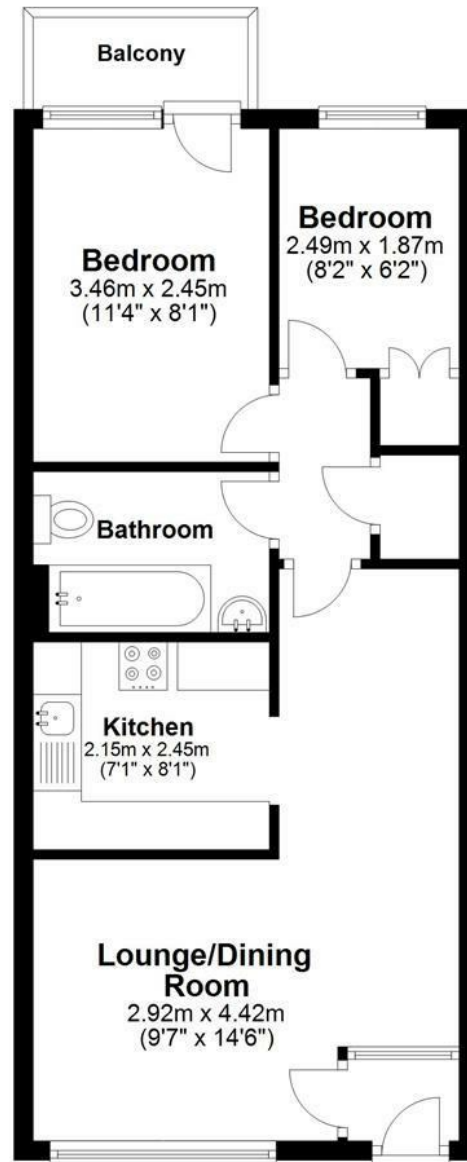






Floor Plan

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 46.5 sq. metres (500.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC