



Clements



Caesar House

, Hemel Hempstead, HP1 1DR

Clements are delighted to market this perfectly positioned and very secure TWO DOUBLE BEDROOM apartment in the heart of the town centre on the door step of all local amenities and walking distance to Hemel mainline Station. Offering brilliant views from the third floor the apartment comprises: entrance hallway with ample storage, open plan living area with access to a sizeable balcony, bathroom and two double bedrooms with en-suite shower to master bedroom as well as secure allocated underground residents parking. Call now to book your viewing.

Asking Price £350,000

36 Caesar House

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- Private Gated Development
- Immaculately Presented Throughout
- Two Double Bedrooms
- Great Views
- Town Centre Position
- Utility Cupboard
- En-Suite Shower Room
- Spacious & Bright
- Ample Storage
- Allocated Underground Parking

Communal Entrance

Entrance

Living Area

12'08 x 10'09 (3.86m x 3.28m)

Kitchen Area

10'09 x 10'08 (3.28m x 3.25m)

Bedroom One

11'01 x 8'08 (3.38m x 2.64m)

En-Suite

7'05 x 4'08 (2.26m x 1.42m)

Bedroom Two

10'11 x 10'00 (3.33m x 3.05m)

Bathroom

7'01 x 6'07 (2.16m x 2.01m)

Outside



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | 84 | 84 |
| (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 | |



Floor Plan



Total floor area 67.3 m² (725 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 84 | 84 |
| (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 | | |
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