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Gilroy Road , Hemel Hempstead, HP2 5GY

Situated in a Cul de Sac in the Old Town is this spacious purpose built first floor flat. Boasting two bedrooms, open plan living room/kitchen, gas central heating, double glazing, allocated parking and is located within easy reach of the Town Centre.

£295,000

22 Gilroy Road

, Hemel Hempstead, HP2 5GY



- Purpose Built Flat
- Spacious Open Plan Living Room/Kitchen
- Allocated Parking
- First Floor
- Gas Central Heating
- Two Double Bedrooms
- Double Glazing

Communal Hallway

Outside

Entrance Hall

Allocated Parking

Living Area

15'3 max x 11'2 (4.65m max x 3.40m)

Kitchen

12'9 x 10'2 (3.89m x 3.10m)

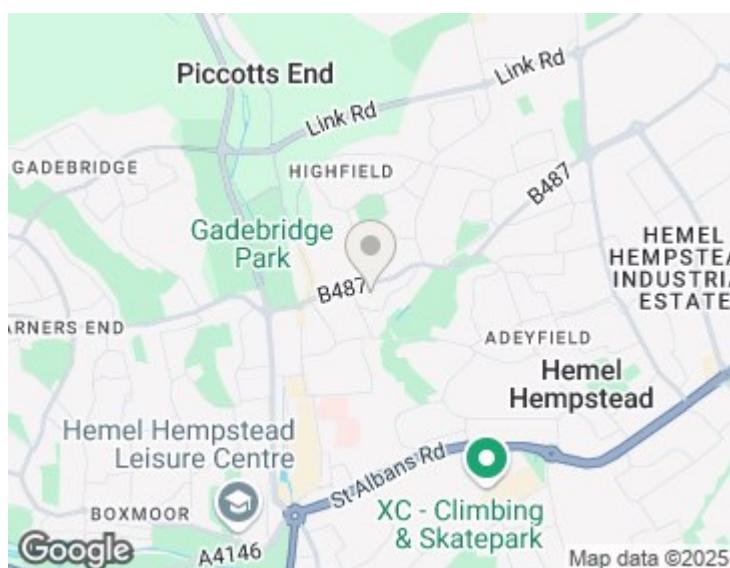
Bedroom One

12'7 max x 11'2 (3.84m max x 3.40m)

Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

Bathroom



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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: 61.2 sq.m. (659 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		81	81
(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	