



## Normandy House, Town Centre, Hemel Hempstead

Clements Estate Agents are delighted to bring to the market, this ONE bedroom flat, located in this sought after development, a stones throw away from Hemel Hempstead Town Centre. This property comprises of, bedroom with built in storage, modern bathroom and open-plan living / kitchen space. Other benefits of this charming flat include, built in entry phone system, underfloor heating and a ideal location. Ready to move into from the beginning of March, call now to avoid disappointment!

- One Bedroom Flat
- Underfloor Heating
- Modern Block
- Sought After Location
- Open-Plan Living / Kitchen
- Close to Amenities
- Call to View
- Available Beginning of March

**£1,100 PCM**



Floor Plan

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		