

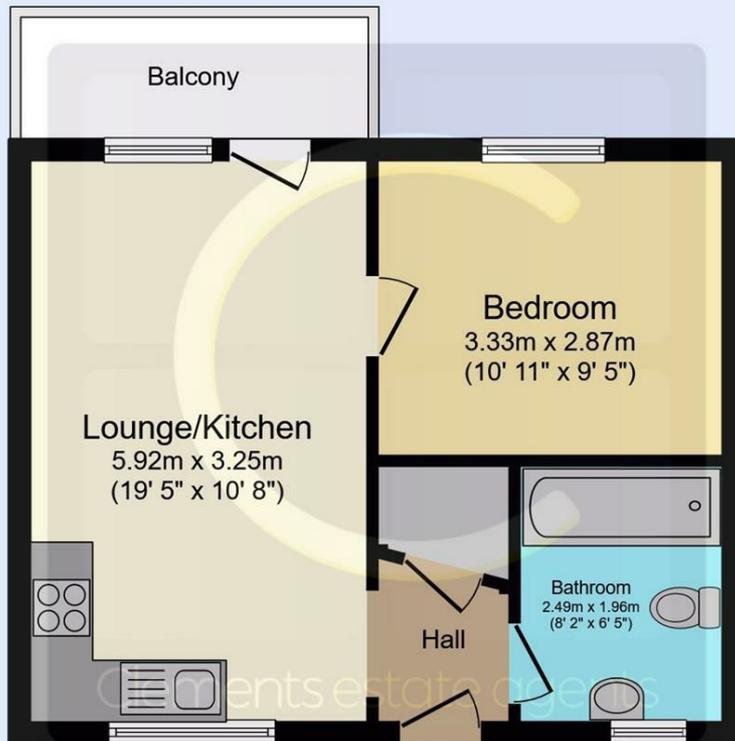


## Marlowes, Town Centre, HP1

Clements Estate Agents are pleased to offer this, furnished one bedroom second floor apartment situated in the heart of the Town Centre. The property benefits excellent decorative order with a fitted kitchen and bathroom, feature wood flooring, master bedroom with fitted wardrobes, double glazing and a good sized balcony offering excellent views over the market square and town centre. Viewing Essential! Available early April!

- One Bedroom
- Excellent Decorative Order
- Convenient Location
- Modern Kitchen
- Balcony
- Close to Shops
- Available Early April!
- Viewing Essential

**£1,000 PCM**



Floor Plan

Total floor area: 35.4 sq.m. (382 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



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			
		60	75
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	