

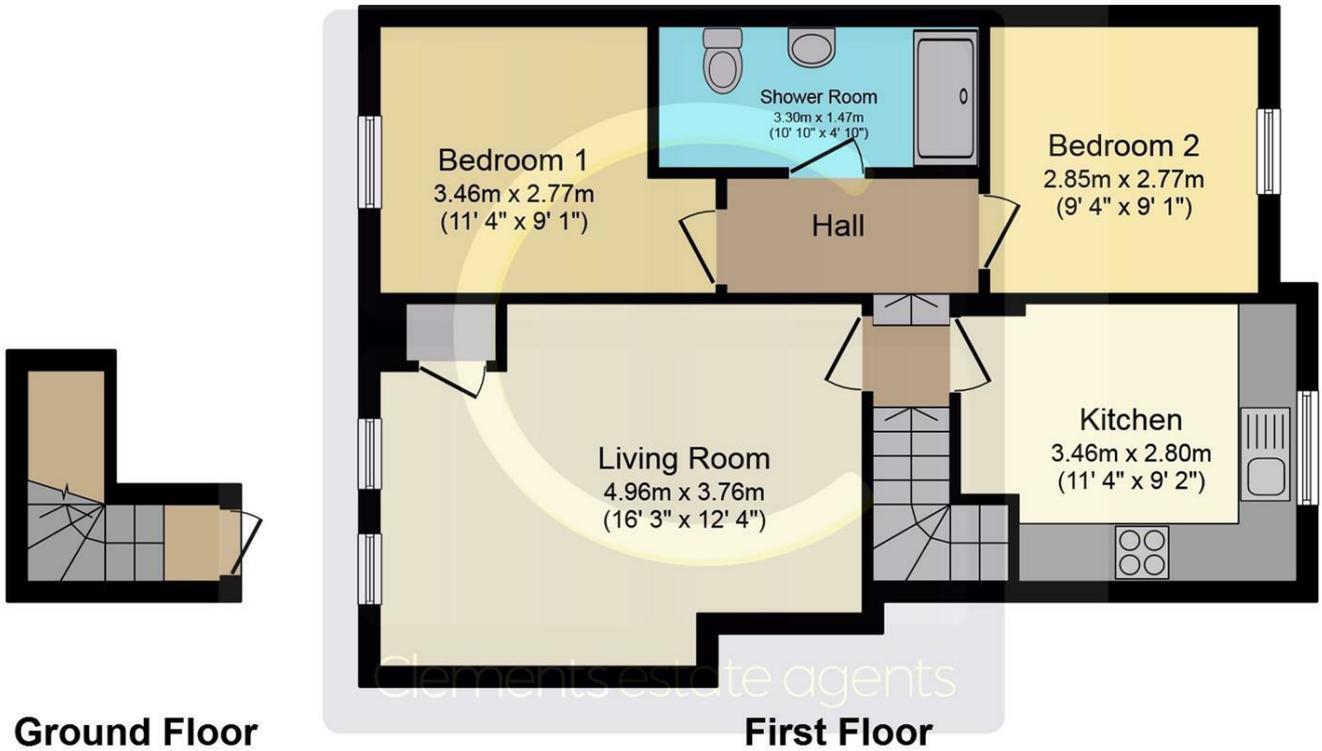


## Old Town, Hemel Hempstead

Clements Estate Agents are delighted to market this EXCEPTIONALLY well presented ,FULLY FURNISHED, TWO bedroom flat. Located in the heart of Hemel Old Town, the flat is complete with fully integrated appliances, spacious room sizes and immaculate decorative order. A stones throw away from all local amenities and on the door step of Gadebridge Park. Call now to enquire about this beautiful property with huge character. AVAILABLE MID FEB.

- TWO DOUBLE BEDROOMS
- CHARACTER PROPERTY
- NEWLY FITTED SHOWER ROOM
- INTERGRATED APPLIANCES
- OFF ROAD PARKING
- HEART OF OLD TOWN
- CLOSE TO ALL AMENITIES
- SPACIOUS LIVING AREA
- AVAILABLE EARLY JAN
- CALL TO VIEW

**£1,650 Per Calendar Month**



Total floor area 75.2 sq.m. (809 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		60	67
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		