

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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The Beeches

Boxmoor, Hemel Hempstead,
Hertfordshire. HP1 1NZ

Price £1000 pcm
To Let



Spacious and well presented 2 bedroom first floor apartment with under cover parking for 1 car. Well located for Boxmoor Village, local shop and the main line railway station with links in to London Euston. Gas Heating/Double Glazing. Available 23rd September.



Front Door to:-

Hall

Security entry phone. Shelved storage cupboard. Radiator. Recessed ceiling lights. `Wood` flooring. Coving.

Lounge 16'2" (4.93m) x 12'4" (3.76m)

Dual aspect with double glazed casement windows with side and rear aspect. Radiator. `Wood` flooring. Telephone point. Television point. Coving.

Kitchen 12'6" (3.81m) x 6'2" (1.88m)

Fitted with 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Range of matching wall and floor mounted units comprising both cupboards and draws with the added benefit of cornices, plinths, pelmets and concealed lighting. Colour co ordinate roll top work surface. Part tiled walls. Inter grated oven/grill. Inter grated stainless steel 4 burner gas hob with extractor over. Automatic washing machine. Fridge freezer. Wall mounted gas boiler. Tiled floor. Radiator. Double glazed casement window with side aspect.

Bedroom 1 12'6" (3.81m) Max x 10'7" (3.23m) Max

2 Double glazed casement windows with side aspect. Radiator. Telephone point. Television point.

Bedroom 2 12'6" (3.81m) Max x 9'4" (2.84m) Max

Double glazed casement window with side aspect. Recessed ceiling light. Telephone pion.

Bathroom 8'2" (2.49m) x 5'11" (1.8m)

Fitted in white with chrome fittings comprising paneled bath with mixer tap and Aqualisa shower attachment over. Glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Chrome heated towel rail. Extractor. Recessed ceiling lights. Double glazed casement window with front aspect.

OUTSIDE

Parking

Under cover allocated parking for 1 car with further visitors parking.



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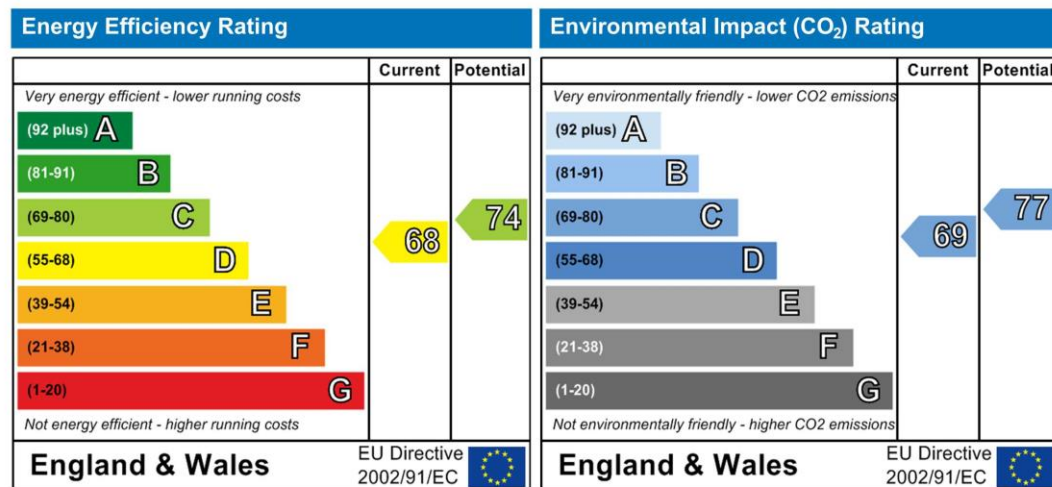
Energy Performance Certificate



Flat 2
The Beeches
148 Beechfield Road
HEMEL HEMPSTEAD
HP1 1PL

Dwelling type: Ground-floor flat
Date of assessment: 14 February 2012
Date of certificate: 14 February 2012
Reference number: 0452-2824-6027-9292-7995
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	212 kWh/m ² per year	160 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	1.8 tonnes per year
Lighting	£68 per year	£37 per year
Heating	£382 per year	£326 per year
Hot water	£93 per year	£73 per year

You could save up to £106 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.