



**GREYFOX**  
SALES & LETTINGS



## Abel Close

, Hemel Hempstead, Hertfordshire, HP2 4BL

£2,000 pcm

## 3 Bedroom Semi Detached House

Abel Close, , Hemel Hempstead, Hertfordshire, HP2 4BL

### Description

A spacious and recently built three bedroom semi detached house with high quality fixtures and fittings throughout, plus a driveway and garage. This property is located in a family friendly area with plenty of nearby amenities including schools, shops and parks. Aspley train station is also less than two miles away. The property has a separate lounge, downstairs wc, utility room and open plan kitchen diner with patio doors for access to the enclosed rear garden. The modern kitchen with a small island also includes a fitted electric oven, gas hobs, a fitted dishwasher, fridge and freezer. The utility room includes a fitted washing machine. Upstairs are two double bedrooms, a third single plus a family bathroom and ensuite. This excellent family home offers a great layout whilst also being very energy efficient. Viewings by appointment with Greyfox only. Available Mid/Late August Unfurnished EPC Rating B85 Council Tax Band D A holding deposit of £80 is required to secure this property The required tenants security deposit amount is £2,307.70

### Key Features

### Local Area

\* Unfurnished

### Fee Details

Rental: £2,000 pcm

Deposit: £2,307.70

Admin Fee: £300

Reference Fee: £60

Guarantor Fee: £90

(Other fees will apply) - Fees include VAT unless otherwise stated

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
England & Wales		EU Directive 2002/91/EC

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 will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-)	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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Greyfox Investments Ltd

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#### Agents Notes

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