



## Nightingale Walk, Woodhall Farm, Hemel Hempstead, HP2 7QY

### **Offers Over £160,000**

Set in the popular area of Woodhall Farm, this charming one-bedroom apartment presents an excellent opportunity for both first-time buyers and buy to let investors alike. The property boasts a spacious reception room, a modern kitchen and bathroom and a good sized bedroom. This purpose-built flat is situated in a convenient location, making it ideal for those who appreciate easy access to local amenities and transport links. Viewing Essential!

### COMMUNAL ENTRANCE

Door into communal areas with stairs to first floor.

### ENTRANCE HALL

Wall mounted telecom entry system, doors to bedroom, bathroom and living room.

### LIVING ROOM 9'6" x 15'4" (2.9 x 4.67)



Double glazed window, electric heating door to:

### KITCHEN 6'7" x 10'7" (2.01 x 3.23)



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit, electric oven and hob, splash back tiling, space for washing machine and fridge freezer, two storage cupboards, double glazed window.

### BEDROOM 12'7" x 9'8" (3.84 x 2.95)



Double glazed window, electric heater.

### BATHROOM 6'5" x 5'5" (1.96 x 1.65)



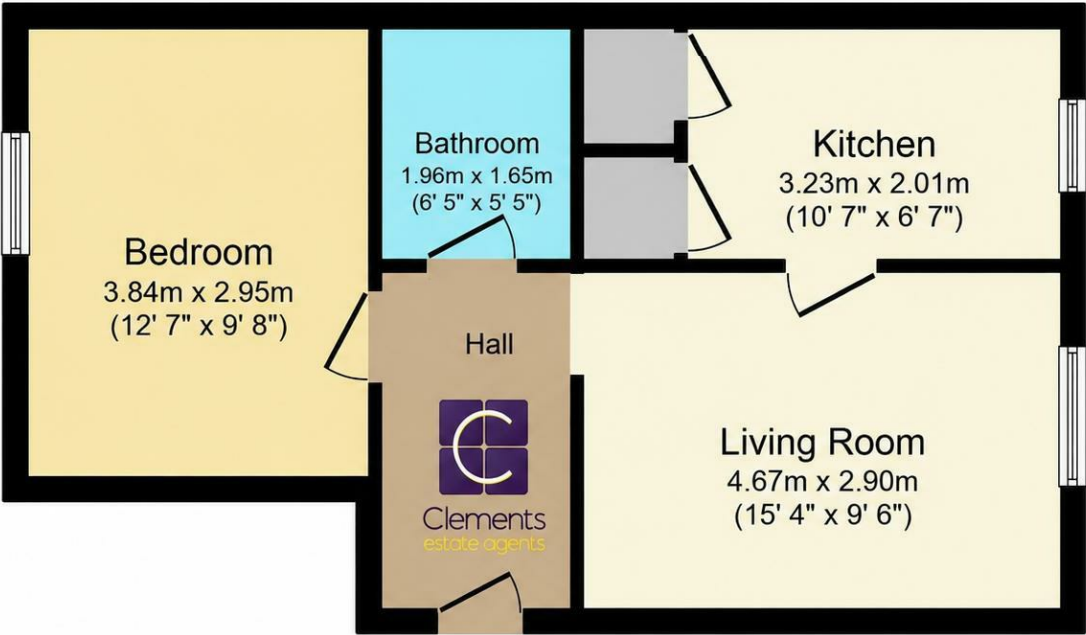
Bath with mixer taps and shower attachment over, pedestal wash hand basin, LLWC, tiled flooring, extractor fan, frosted double glazed window.

### OUTSIDE

### COMMUNAL GARDENS & PARKING



Floor Plan



Floor Plan

Floor area 39.0 sq. m. (420 sq. ft.) approx

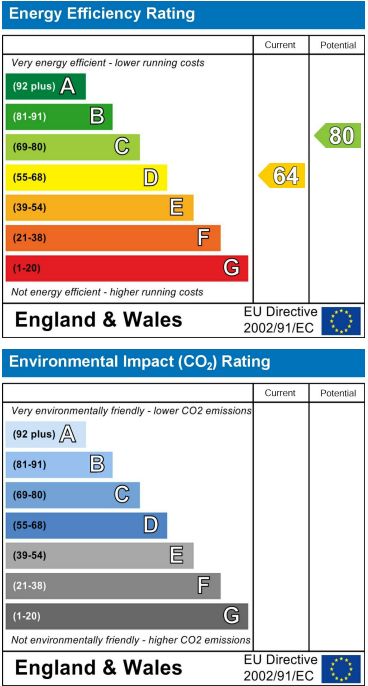
Total floor area 39.0 sq. m. (420 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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