

**Offers in Excess of
£220,000**

Situated in a tucked away, peaceful location backing onto woodlands, this well presented two-bedroom apartment offers modern living throughout and is ideal for first-time buyers, investors, or downsizers alike. The flat boasts a bright and spacious lounge, kitchen, two well-proportioned bedrooms, and a modern bathroom. Located within walking distance to local schools, and amenities. The property also benefits from residents' parking and communal gardens. This is a fantastic opportunity to secure a home in one of Hemel Hempstead's most sought-after

Property Description

COMMUNAL ENTRANCE

ENTRANCE HALL

Doors to bedrooms and bathroom, storage cupboard, loft ladder, intercom for entry.

LOUNGE/DINER

Double glazed window to rear aspect. Electric fireplace, radiator, spotlights, media wall.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, space for: dishwasher, washing machine, fridge freezer, and electric oven; induction hob, spotlights, extractor fan.

BEDROOM ONE

Double glazed window to front aspect. Radiator, spotlights.

BEDROOM TWO

Double glazed window to front aspect. Radiator, spotlights.

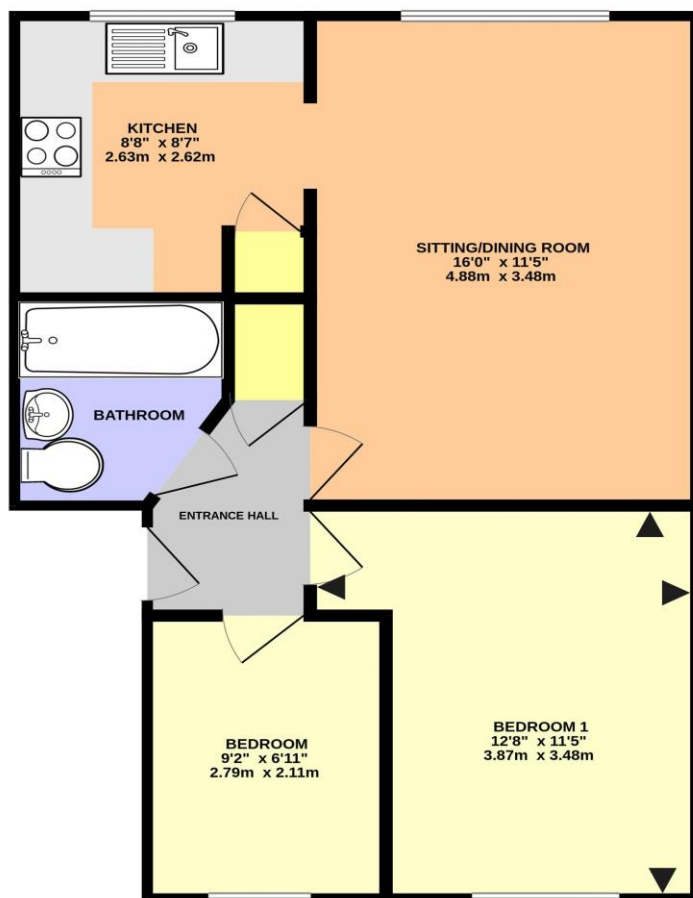
BATHROOM

Panelled bath with electric shower over, low level WC, wall-mounted wash hand basin with mixer tap and storage, wall-mounted mirror with storage, heated towel rail.

OUTSIDE

COMMUNAL PARKING

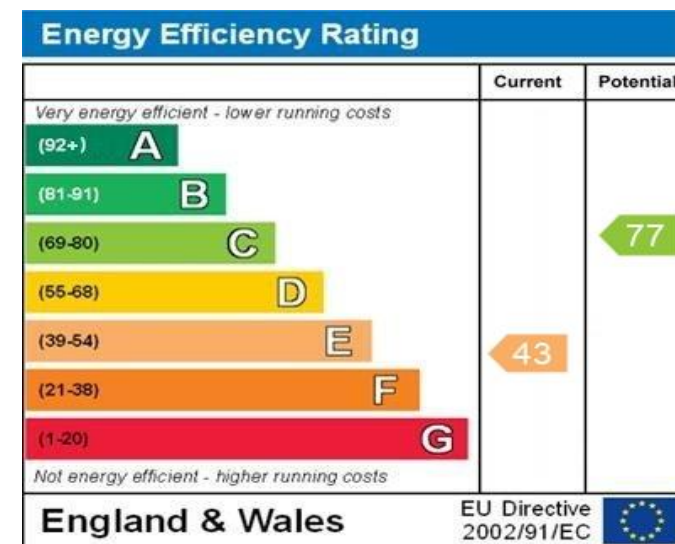
COMMUNAL GARDENS



NIGHTINGALE WALK, HEMEL HEMPSTEAD HP2 7QY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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