



Connells

Nightingale Walk
Hemel Hempstead

Nightingale Walk Hemel Hempstead HP2 7QX

for sale
£150,000



Property Description

*** CASH BUYERS ONLY *** Located in the sought after Nightingale Walk is this two bedroom ground floor flat with access onto communal gardens. Benefits include a 15ft lounge, separate kitchen, communal parking and gardens, a generous double bedroom and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Communal Entrance

Door to front with security entry system and stairs to all floors.

Entrance Hall

Door to front with entry phone, storage cupboard with tank.

Lounge

15' 9" x 11' 5" (4.80m x 3.48m)

Double glazed patio doors to communal gardens and TV point.

Kitchen

8' 5" x 8' 5" (2.57m x 2.57m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine,

storage cupboard and double glazed window.

Bedroom 1

12' 6" x 9' 2" plus recess (3.81m x 2.79m plus recess)

Double glazed window.

Bedroom 2

9' x 6' 9" (2.74m x 2.06m)

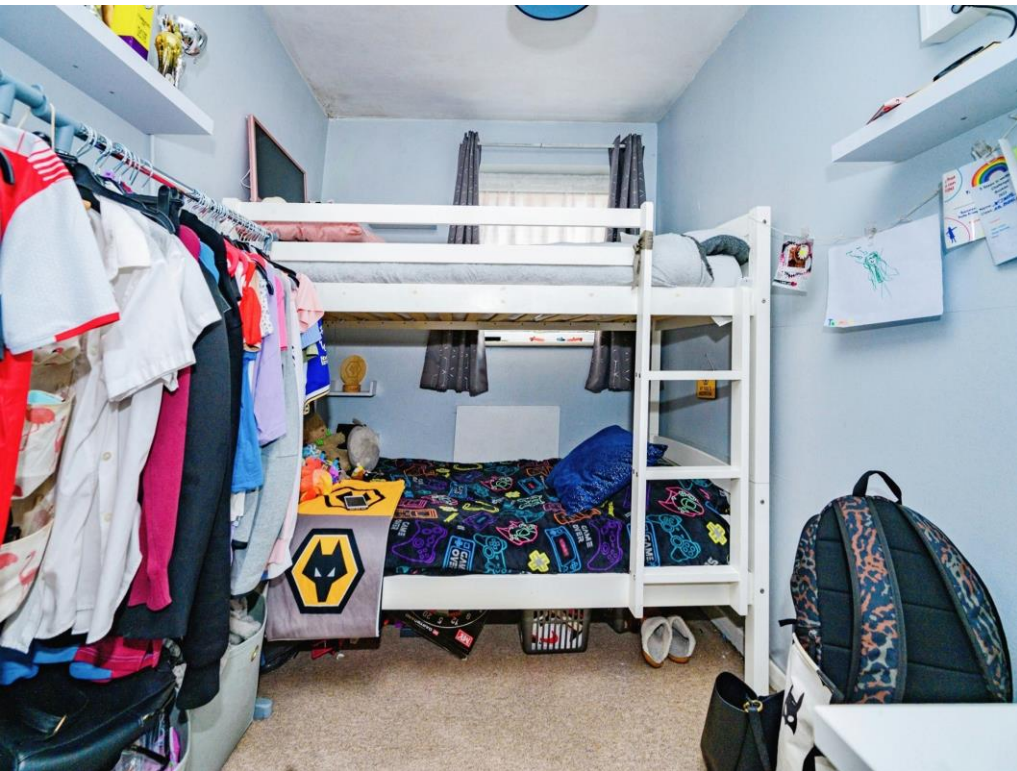
Double glazed window.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC and part tiling.

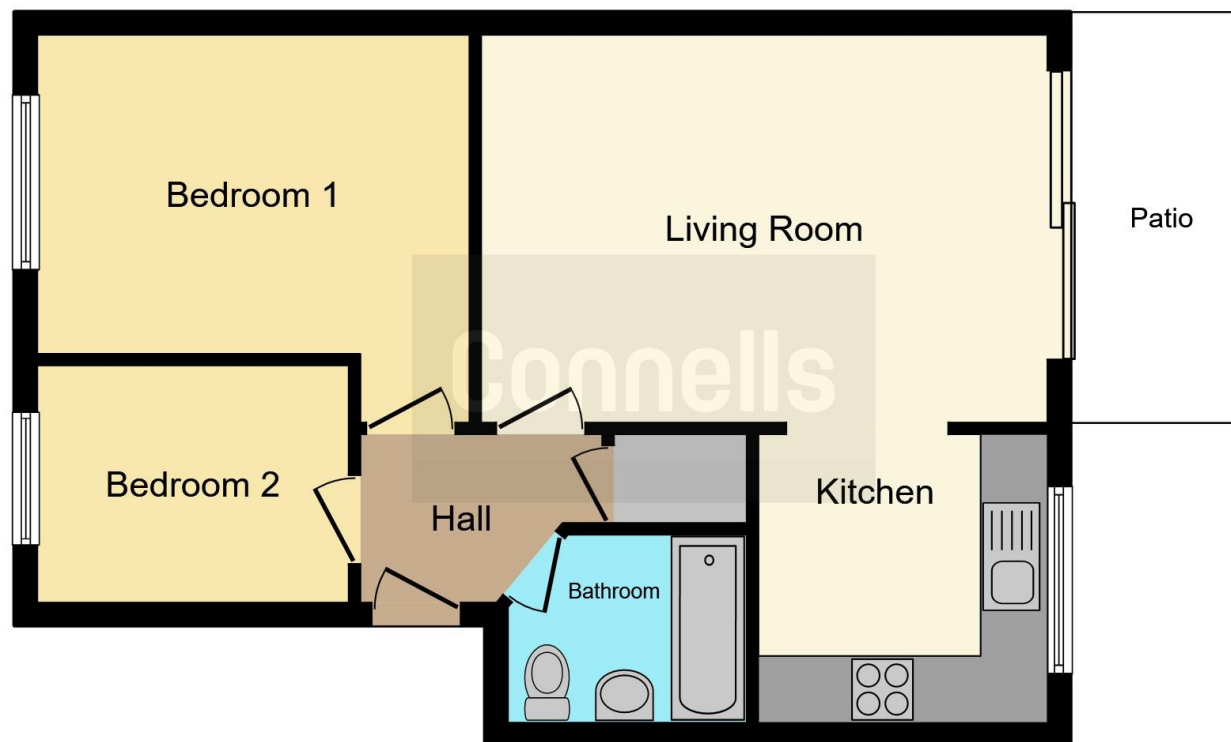
Outside

Communal gardens and residents parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
 Band: B

Service Charge: 804.00 Ground Rent:
 135.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311935

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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