



**Nightingale Walk, Hemel Hempstead HP2 7QX**

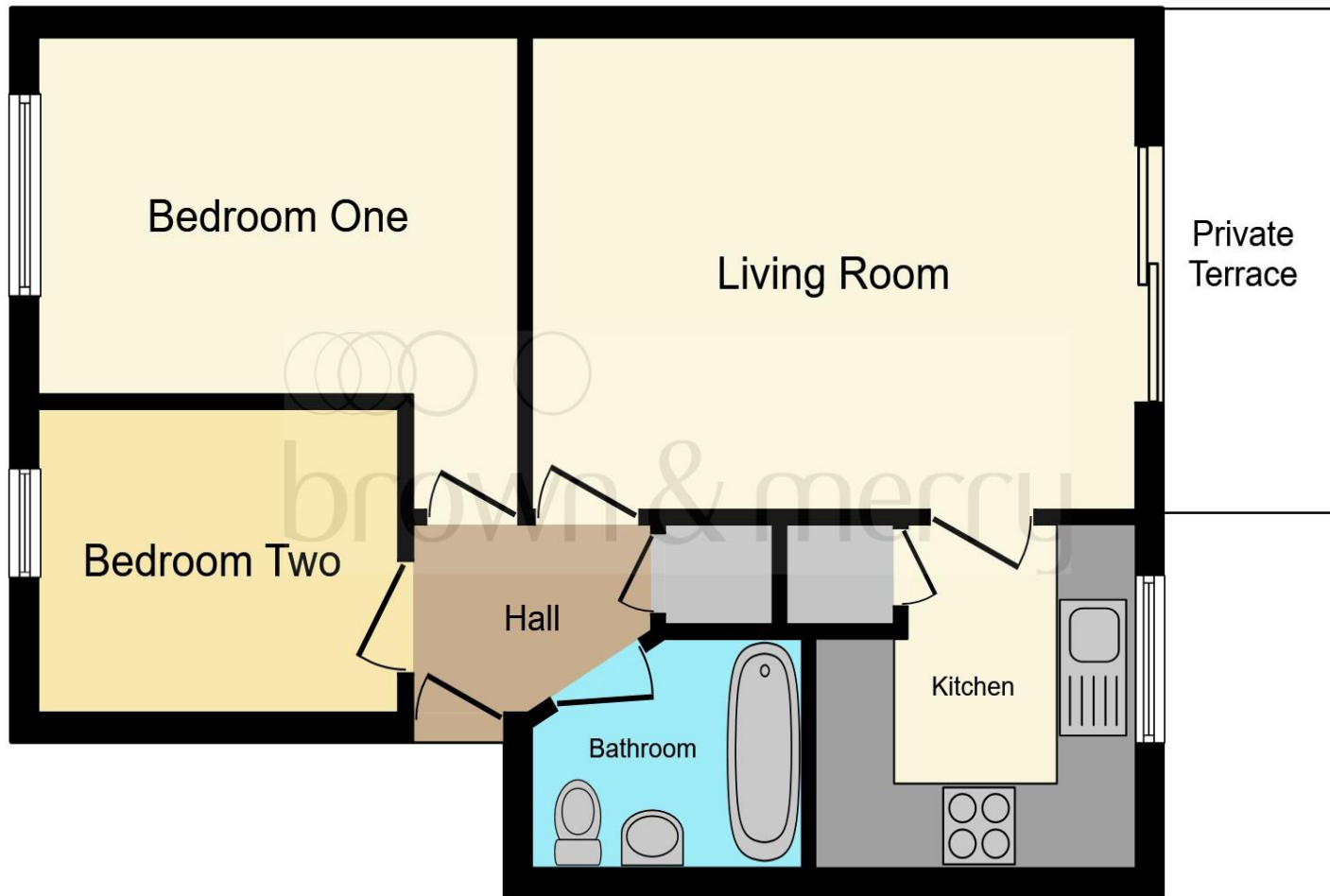


**welcome to**

**Nightingale Walk, Hemel Hempstead**

This two-bedroom ground floor flat in Nightingale Walk features a spacious living room, modern kitchen, and private decking area. Both bedrooms are generous in size. The property benefits from communal parking and an extended lease. Ideal for professionals or small families, Viewing Advised





**Entrance Hall**

**Lounge**

15' 1" x 11' ( 4.60m x 3.35m )

**Kitchen**

8' x 8' ( 2.44m x 2.44m )

**Bedroom One**

12' x 11' ( 3.66m x 3.35m )

**Bedroom Two**

9' x 8' 11" ( 2.74m x 2.11m )

**Bathroom**

**Outside**

**Private Terrace**

**Communal Garden**

**Communal Parking**

Total floor area 45.1 m<sup>2</sup> (485 sq.ft.) approx

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](http://www.focalagent.com)

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## Nightingale Walk, Hemel Hempstead

- Quiet Location & Popular Residential Area
- Two Bedroom Ground Floor Flat With No Upper Chain & Lease Extension Included
- In Need Of Decoration
- Spacious Living Accommodation, Kitchen & Family Bathroom
- Rointe Energy Efficient Heating System Installed In 2023 With A 10 Year Guarantee

Tenure: Leasehold EPC Rating: E

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 Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD110165 - 0006

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01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



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