



## 16 Ashby Court, Woodhall Farm, Hemel Hempstead, HP2 7QL

Welcome to Ashby Court, a charming property located in the heart of Woodhall Farm, Hemel Hempstead. This delightful apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With two generously sized bedrooms, there is ample space for a small family or guests to stay over comfortably.

The property features a well-maintained bathroom, ensuring your daily routines are met with ease and convenience. Situated in a peaceful neighbourhood, this apartment is ideal for those seeking a tranquil living environment with no upper chain, providing a hassle-free buying process.

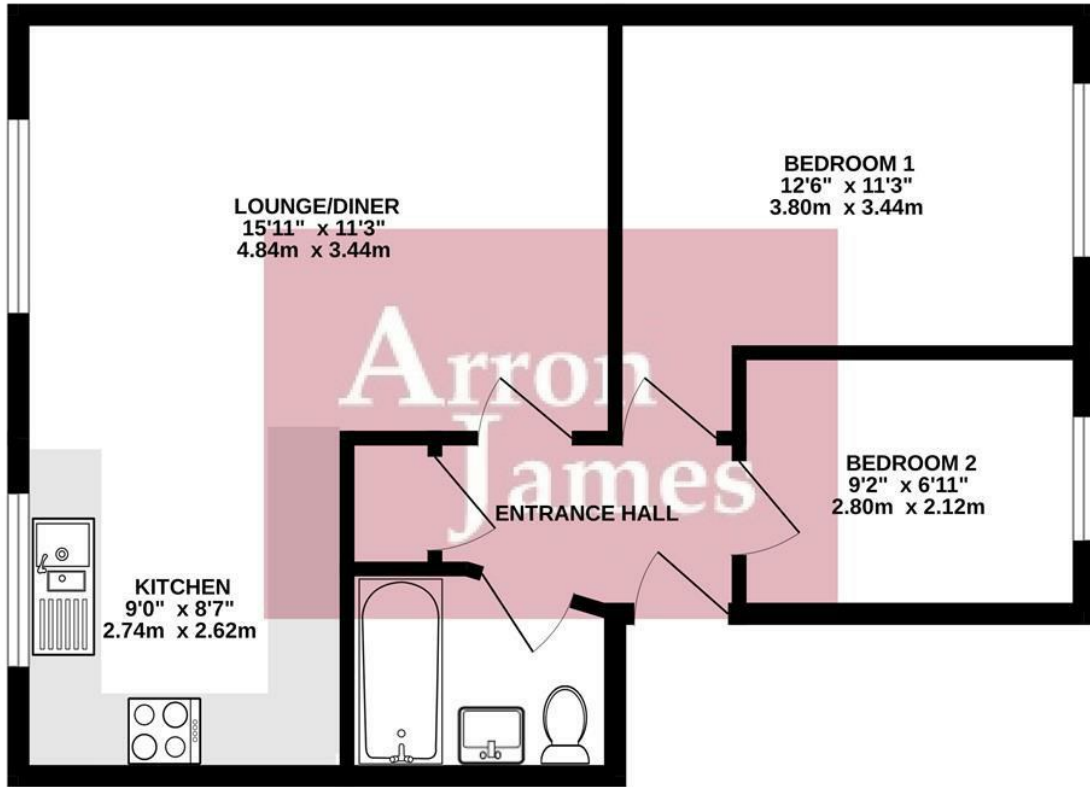
Ashby Court is in good condition, offering a ready-to-move-in space for you to add your personal touch and make it your own. Whether you are looking for a first-time investment or a buy-to-let opportunity, this property presents great potential for both seasoned investors and newcomers to the property market. Due to the length of lease currently you would need to be a cash buyer. The seller would consider extending the lease on completion but this would need to be in addition to the current price.

Don't miss out on the chance to own this lovely apartment in a desirable location. Ashby Court is ready to welcome you to a comfortable and convenient lifestyle in Hemel Hempstead.

- Two Bedroom Apartment
- First Floor
- Hemel Hempstead
- Brand New Lease on Completion
- Good Condition
- Ideal for First Time Buyers
- Ideal for Investment
- No Upper Chain

**£140,000**

TOP FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		47	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	