



Roydon Court, Hemel Hempstead, HP2 7PA Offers In Excess Of £200,000

Clements are delighted to offer this top floor purpose built flat offered with the benefit of NO UPPER CHAIN and located in a Cul de sac in Woodhall Farm. Boasting TWO BEDROOMS, 15'11 living room, kitchen, bathroom, double glazing and loft access. With the benefit of a 976 year lease this is the ideal first time purchase or buy to let investment.

Communal Hallway

Stairs to all floors.

Entrance Hall

Door to front, storage cupboard and loft access.

Living Room 15'11 x 11'04 (4.85m x 3.45m)



Two double glazed windows, coving to ceiling and TV point.

Kitchen 8'06 x 8'05 (2.59m x 2.57m)



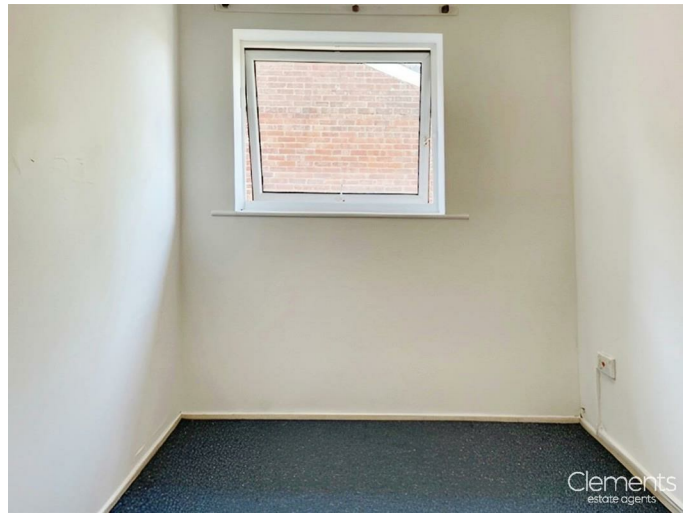
Fitted kitchen with wall and base units with work surfaces to compliment, electric oven and hob, cooker hood, stainless steel sink with drainer, larder, tiled splashbacks and double glazed window.

Bedroom One 12'07 x 11'05 max (3.84m x 3.48m max)



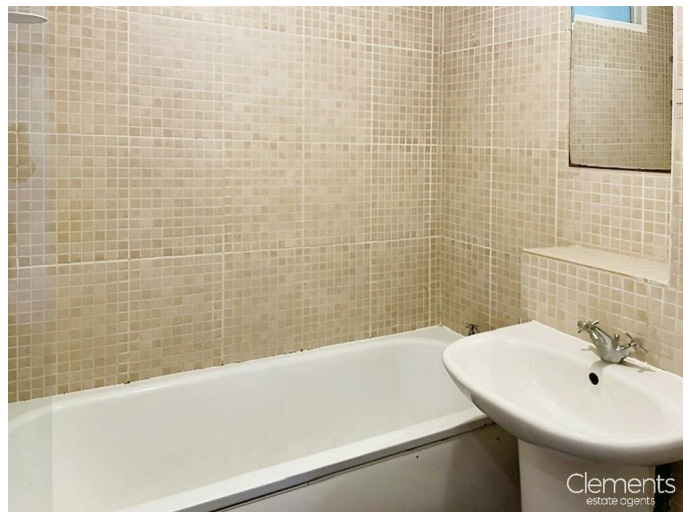
Double glazed window.

Bedroom Two 9'02 x 6'11 (2.79m x 2.11m)



Double glazed window.

Bathroom



Panelled bath with electric shower over,

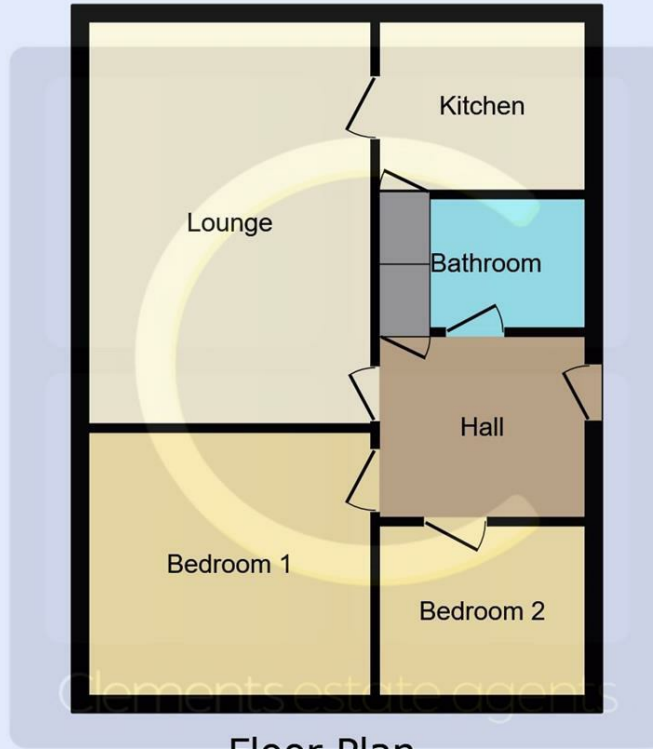
wash hand basin, low level WC, electric heater, extractor fan and tiling.

Outside



Communal gardens and ample residents parking.

Floor Plan



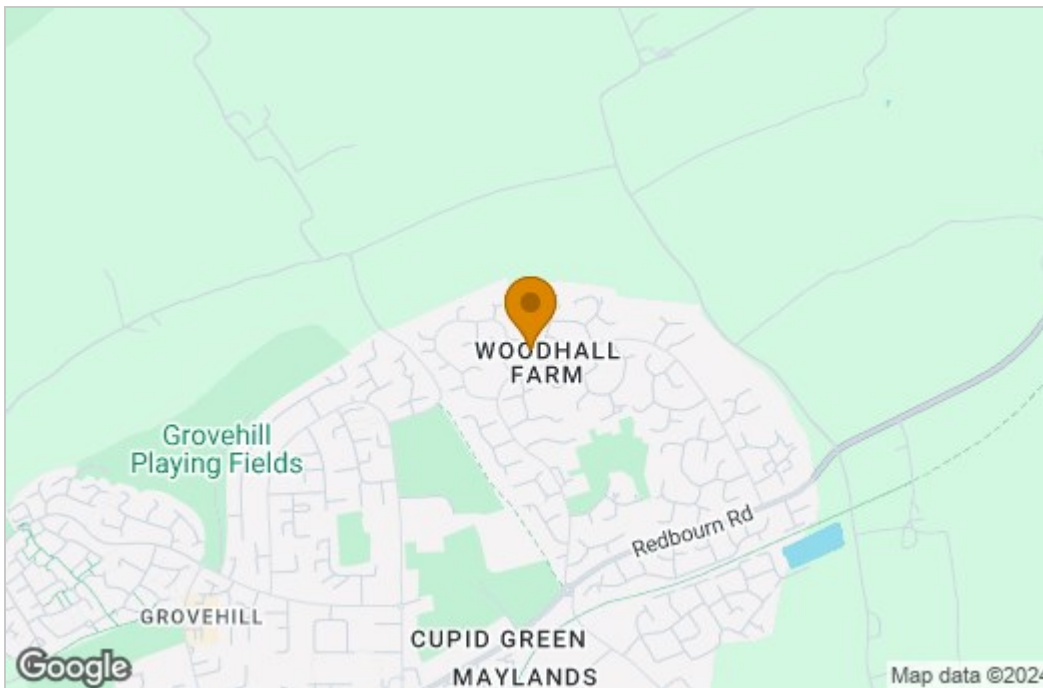
Floor Plan
Floor area 51.6 m² (555 sq.ft.)

TOTAL: 51.6 m² (555 sq.ft.)

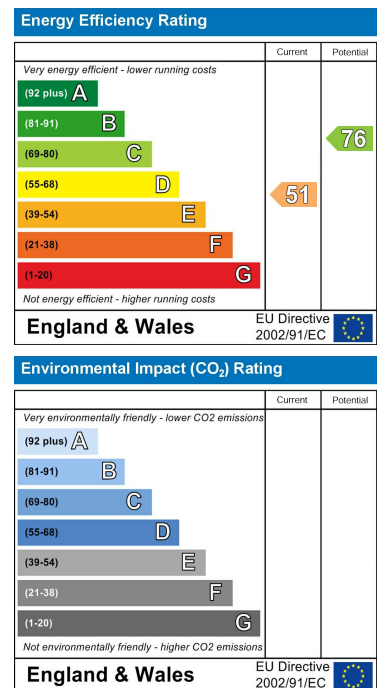
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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