



**Epping Green, Hemel Hempstead, HP2 7JD**  
**Offers Over £175,000**

Offered with the benefit of NO UPPER CHAIN is this fantastic purpose built one bedroom first floor flat in Woodhall Farm which has been completely refurbished throughout. Conveniently situated close to major road links, and all local amenities. This home has been completely refurbished and is in immaculate condition throughout and benefits from a 137 year lease with a peppercorn ground rent. CALL NOW TO BOOK YOUR VIEWING.



### **Communal Entrance**

Communal entrance door into communal lobby and stairwell. (property is located on the first floor)

### **Entrance 6'11 x 3'08 (2.11m x 1.12m)**

Wall mounted intercom system, wood laminate flooring, door to bedroom, bathroom and living room.

### **Living Room 17'01 x 10'05 (5.21m x 3.18m)**



Double glazed window, wood laminate flooring, door to:

### **Kitchen 12'05 x 6'04 (3.78m x 1.93m)**



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit with splash back tiling, electric oven and hob with extractor over, cupboard housing consumer unit and meters, space for washing machine and fridge/freezer, double glazed window.

### **Bedroom 13'02 x 11'03 (4.01m x 3.43m)**



Double glazed window, wood laminate flooring.

### **Bathroom 5'07 x 6'03 (1.70m x 1.91m)**

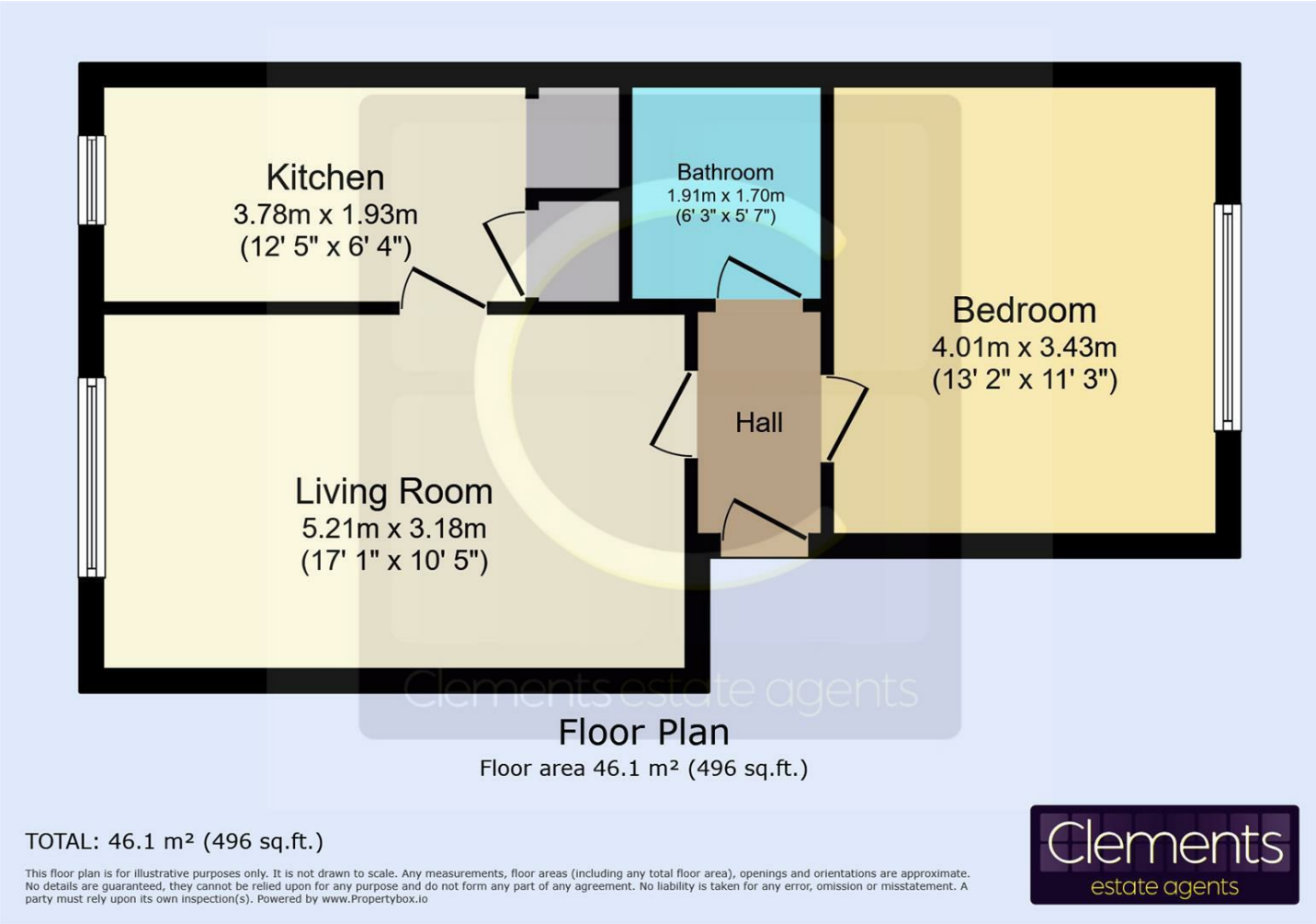


Vanity sink unit, LLWC, bath with mixer taps and electric shower over, part tiled walls, tiled flooring.

### **Communal Gardens**



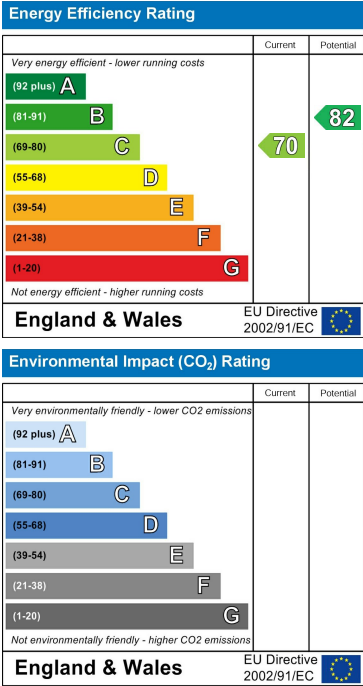
Floor Plan



Area Map



Energy Efficiency Graph



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