



## Ashby Court, Hemel Hempstead, HP2 7QL

### Offers In Excess Of £160,000

NO UPPER CHAIN - Located in a Cul de Sac in Woodhall Farm is this well presented top floor purpose built flat. Boasting one bedroom, 15'5 lounge, 10'1 fitted kitchen, electric heating, bathroom suite and residents parking.

Situated within easy reach of the local shops, schools, Maylands Trading Estate, Hemel Hempstead town centre with all of its shopping, restaurant and travel facilities and the M1, M25 and A41 road links.

Welcome to this charming one-bedroom top floor flat located in the desirable Ashby Court, Woodhall Farm. This purpose-built property offers a comfortable living space of 484 square feet, making it an ideal choice for first-time buyers or those seeking a convenient rental opportunity.

As you enter the flat, you are greeted by a spacious 15'5 living room, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and well-equipped, providing everything you need for your culinary adventures. The bedroom is a peaceful retreat, offering a comfortable space to unwind after a long day. The bathroom is conveniently located, ensuring ease of access.

One of the standout features of this property is the residents' parking, which adds to the convenience of living in this lovely flat. Additionally, the absence of an upper chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

Situated in a well-regarded area, this flat is close to local amenities and transport links, providing easy access to the wider Hemel Hempstead area and beyond. Whether you are looking to make this your new home or an investment opportunity, this flat at Ashby Court is not to be missed. Come and see for yourself the potential this property has to offer.

### **Communal Hallway**

### **Entrance Hall**

### **Living Room 15'5 x 9'5 (4.70m x 2.87m)**



### **Fitted Kitchen 10'1 x 6'5 (3.07m x 1.96m)**

### **Bedroom 12'5 x 9'5 (3.78m x 2.87m)**



### **Bathroom**



### **Residents Parking**

# Floor Plan



Floor Plan

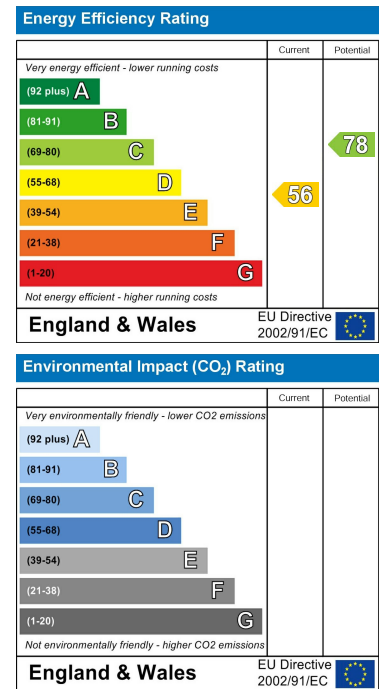
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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