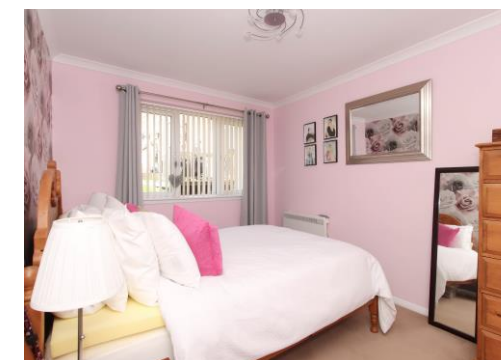






£220,000

Situated in this sought after location close to local shops and schools, this wonderfully presented ground floor apartment, with direct access to the communal gardens. Offered with no upper chain and a newly extended lease of 144 years. Comprising a refitted kitchen, lounge/dining room, two bedrooms and a luxury shower room.

Property Description

Entrance Hall

Doors to both bedrooms, bathroom and living room, airing cupboard housing hot water cylinder with space for washing machine.

Lounge

Double glazed sliding door to rear, electric heater, door to kitchen.

Kitchen

Range of floor and wall mounted units, electric hob with extractor fan over, built in oven, integrated fridge, integrated freezer, integrated dishwasher, stainless steel sink with drainer, double glazed window to rear.

Bedroom 1

Double glazed window to front, electric heater.

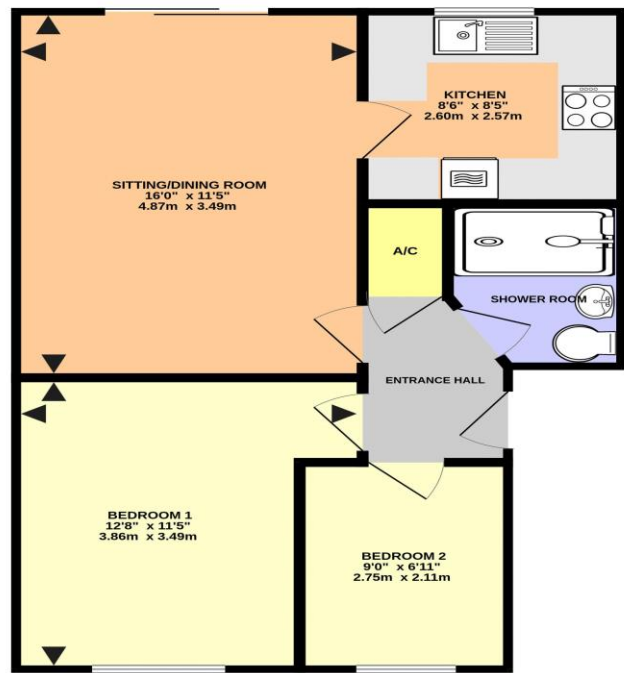
Bedroom 2

Double glazed window to front, electric heater.

Bathroom

Walk in shower cubicle, WC, wash hand basin, extractor fan, heated towel rail, tiled surrounds.

Communal garden



NIGHTINGALE WALK, HEMEL HEMPSTEAD HP2 7QX (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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