



**Nightingale Walk, Hemel Hempstead HP2 7QY**

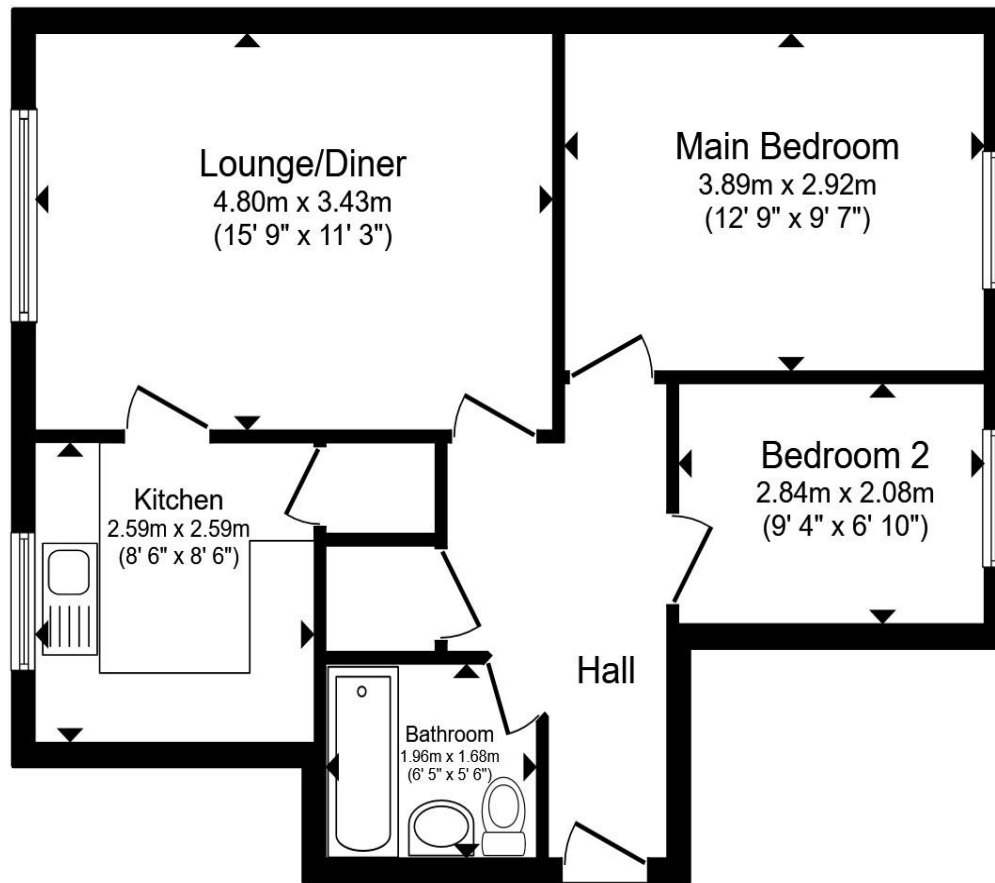


**welcome to**

## **Nightingale Walk, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a quiet cul-de-sac in a popular residential area is this well presented two bedroom upper floor flat.





**Floor Plan**

Total floor area 54.0 m<sup>2</sup> (581 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Outside**

**Communal Gardens**

**Communal Parking**

**welcome to**

## **Nightingale Walk, Hemel Hempstead**

- No Upper Chain
- Quiet Cul-De-Sac In A Popular Residential Area
- Two Bedroom Upper Floor Flat
- Well Presented Throughout
- Spacious Living Accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1218.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111113](https://brownandmerry.co.uk/Property/HHD111113)



Property Ref:  
HHD111113 - 0003

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