Woodhall Farm

Hemel Hempstead, HP2 7QX

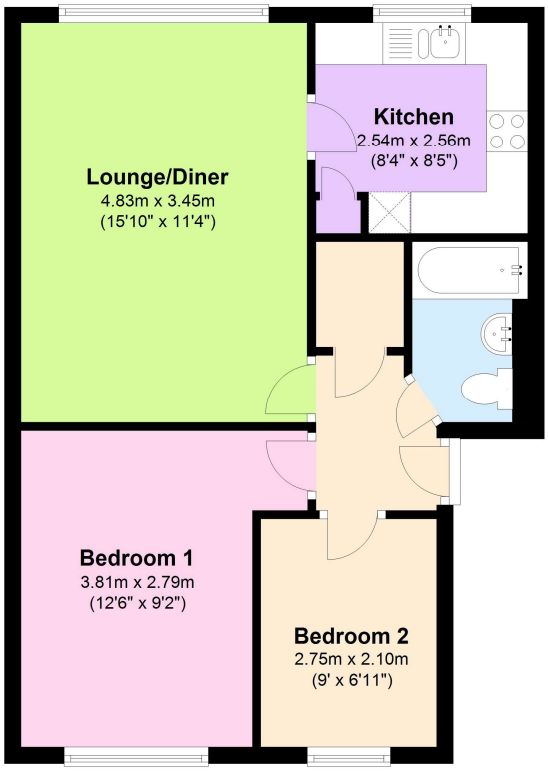
WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT with LOFT STORAGE of which comprises: Entrance Hall, SPACIOUS 15FT LOUNGE/ DINING AREA, RE-FITTED MODERN KITCHEN, GOOD DECORATIVE ORDER THROUGHOUT, RE-FITTED WHITE BATHROOM SUITE, DOUBLE GLAZING, UPGRADED LOW ENERGY DIGITAL HEATERS, COMMUNAL GARDENS, Situated in this popular CUL-DE-SAC NO THROUGH ROAD SITUATION. LINKS TO M1 & GREEN LINE BUS ROUTE TO LONDON. For further information and to arrange a viewing contact FLAGGS on: 01442 232888 No STAMP DUTY for FIRST TIME BUYERS UPTO 300,000!

Price £219,950 Leasehold

Call Flaggs on **01442 232888** to arrange a viewing.

Top Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 49.1 sq. metres (528.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure

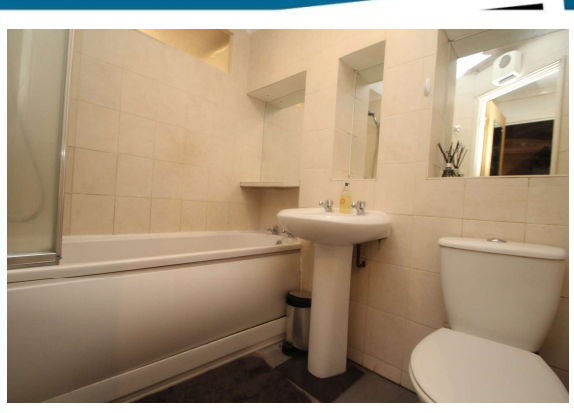
Lease: 63 Years

Service Charge: £67.50 per Month

Ground Rent: £100 Per Year

The lease information has been provided by the seller. Flaggs Estate Agents have made attempts to confirm this information with the freeholder; at this time we are unable to verify this information is correct. Therefore if any offer is subject to this information, buyers must check this prior to making an offer.

Under the Estate Agents Act 1979 we are obligated to advise any potential purchasers that the person selling this property is a connected person to Flaggs Estate Agents.



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Disclaimer: 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE F054 Printed by Ravensworth 01670 713330