



2 bed flat to buy in HP2

Nightingale Walk, Woodhall Farm, Hemel Hempstead, Hertfordshire, HP2 7QX

£195,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ GROUND FLOOR
- ✓ TWO BEDROOMS
- ✓ RESIDENTS PARKING
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000

Situated in a popular development close to local shops and schools, this wonderfully presented ground floor apartment, with direct access to the communal gardens is in the process of having the lease extended. Comprising kitchen, lounge/dining room, two bedrooms and a family shower room.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 144

Annual Service Charge Amount: £1,269.00

Price: Starting Bid £195,000

Property Type: Flat

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

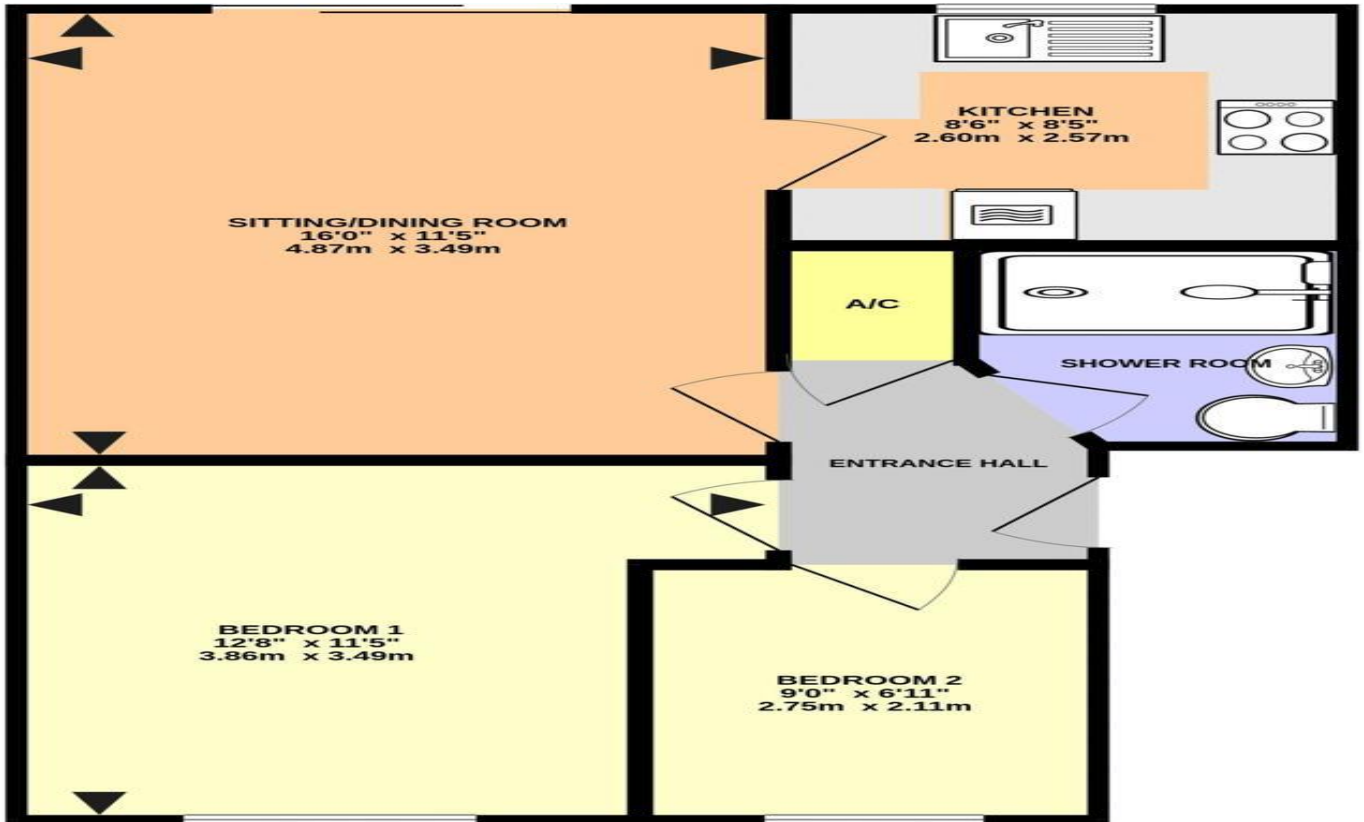
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



NIGHTINGALE WALK, HEMEL HEMPSTEAD HP2 7QX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 524 sq.ft. (48.7 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>

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