

**FOR  
SALE**



Roydon Court, Hemel Hempstead

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Situated in the sought-after residential area of Woodhall Farm, this bright and well-presented **one bedroom first floor flat** offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property is being offered to the market **chain free** and benefits from an impressive **974 year remaining lease**, making it an attractive long-term purchase.

Internally, the flat has been enhanced with **new flooring throughout**, creating a fresh and modern feel from the moment you enter. The accommodation comprises an entrance hall leading into a spacious and naturally bright lounge, providing a comfortable living space ideal for both relaxing and entertaining.

The fitted kitchen is well arranged and features a practical **servicing hatch opening into the lounge**, helping to create an open and sociable atmosphere while allowing additional light to flow through the property.

The bedroom is a generous double room benefiting from **fitted overhead wardrobes**, offering useful built-in storage while maximising floor space.

Completing the accommodation is a well-appointed bathroom and ample storage throughout.

Conveniently located close to local shops, amenities, transport links and green spaces, this property combines comfort, practicality and excellent value.

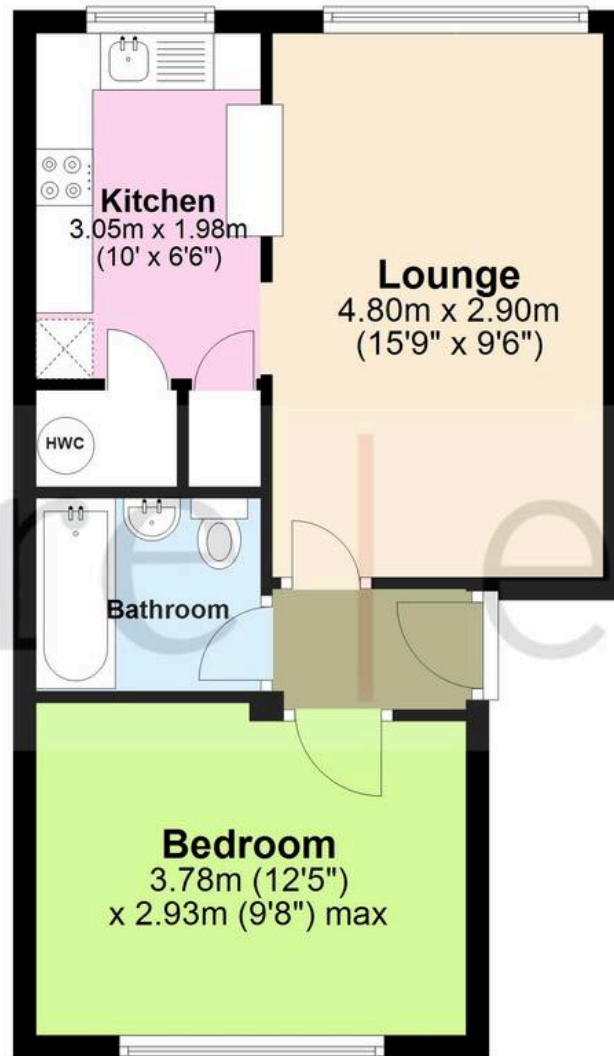
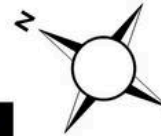
Council Tax band: B

- One bedroom flat
- Council Tax - B
- CHAIN FREE
- New carpets throughout



# Floor Plan

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 39.2 sq. metres (422.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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