

**FOR
SALE**



Tattershall Drive, Hemel Hempstead

squire | estates

Situated in the popular residential area of Woodhall Farm is this well presented one bedroom first floor flat, offering an excellent opportunity for first time buyers or investment purchasers alike. The property is currently tenanted and they are paying £1000.00 pcm. The property is maintained in good condition throughout and benefits from a bright and spacious lounge enjoying pleasant views over open fields, creating a light and airy living environment.

The fitted kitchen comprises a range of wall and base units with work surfaces over, together with space for an under counter fridge/freezer and washing machine.

The generous double bedroom offers ample space and includes fitted wardrobes, providing useful built in storage.

The bathroom is fitted with a three piece suite comprising a panel enclosed bath with shower over, wash hand basin and low level WC.

Further benefits include double glazing, communal parking and a remaining lease term of approximately 50 years.

Conveniently located close to local amenities, shops and transport links, this property represents a practical and affordable home in a sought after location.

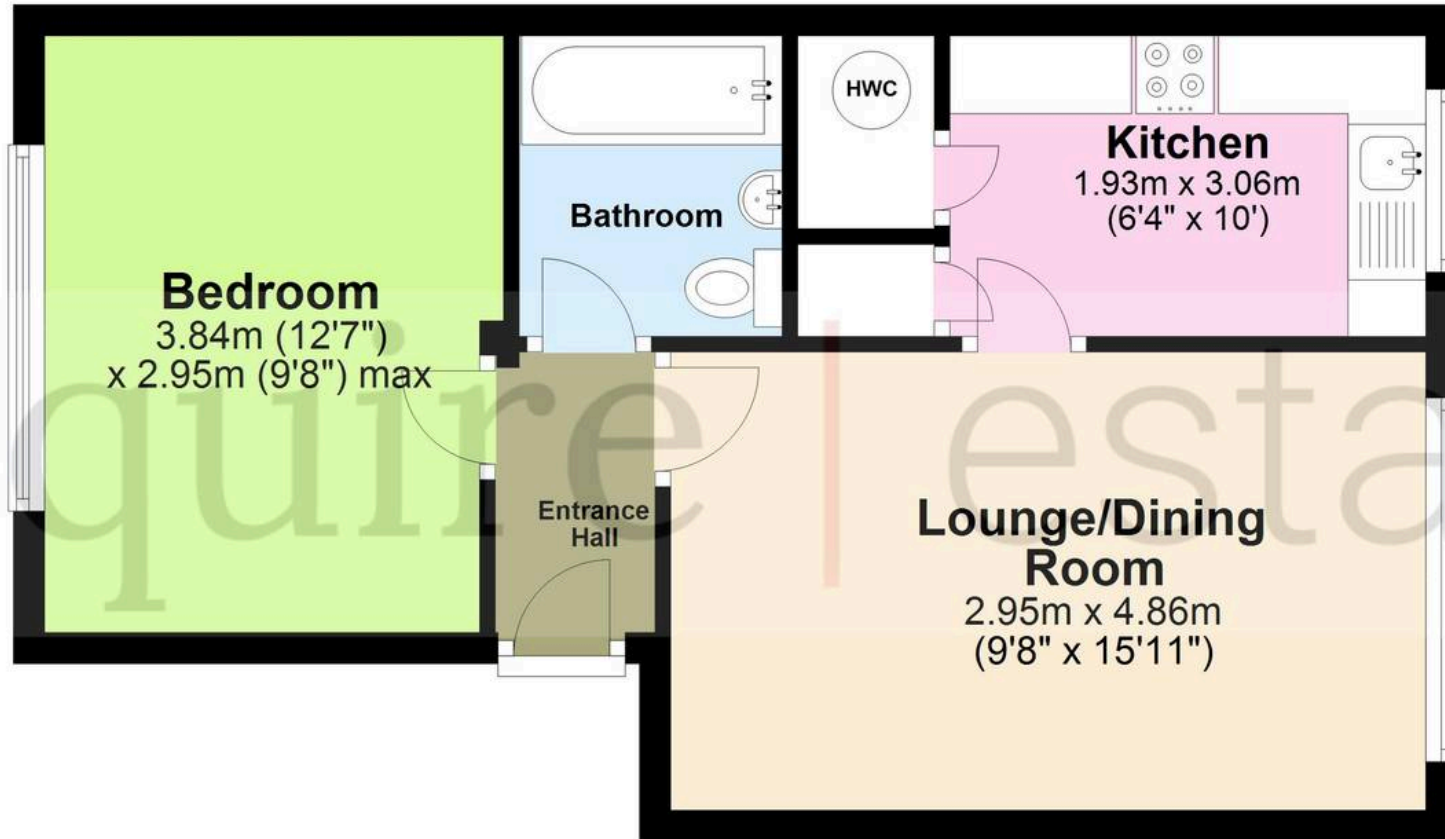
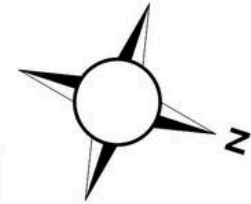
Council Tax band: B

- One bedroom flat
- First floor
- CHAIN FREE
- 50 Year lease
- Currently rented at £1000 pcm



Floor Plan

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 39.6 sq. metres (426.0 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

Plan produced using PlanUp. □



squire | estates

67 Marlowes, Hemel Hempstead

Hertfordshire HP1 1LE

t. 01442 233533

www.squireestates.co.uk