



Roydon Court  
Hemel Hempstead, HP2 7PA

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## Roydon Court, Hemel Hempstead

Welcome to this inviting 1-bedroom top floor flat, boasting a share of freehold and recently refurbished. Situated in a quiet area, the property offers picturesque views over a charming area of grassland.

As you step inside, you'll find a kitchen that comes fully equipped with all essential appliances. The convenience is further enhanced by two built-in cupboards, offering ample storage space. The kitchen is a functional space, catering to both the practical aspects of daily life. The bright lounge offers a lovely space to relax.

The bedroom features a range of built-in wardrobes that provide a seamless blend of storage and style. The carefully designed bedroom offers a comfortable haven for relaxation, ensuring a peaceful and restful atmosphere.

Externally, the property offers the added advantage of plenty of parking space, making it convenient for residents and guests alike.

Woodhall Farm is within walking distance to the Industrial Estate and a short drive to the M1 and M25 motorways.

## Features


- ONE bedroom flat
- Immaculate condition
- Share of freehold
- Plenty of parking
- Close to local shops

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

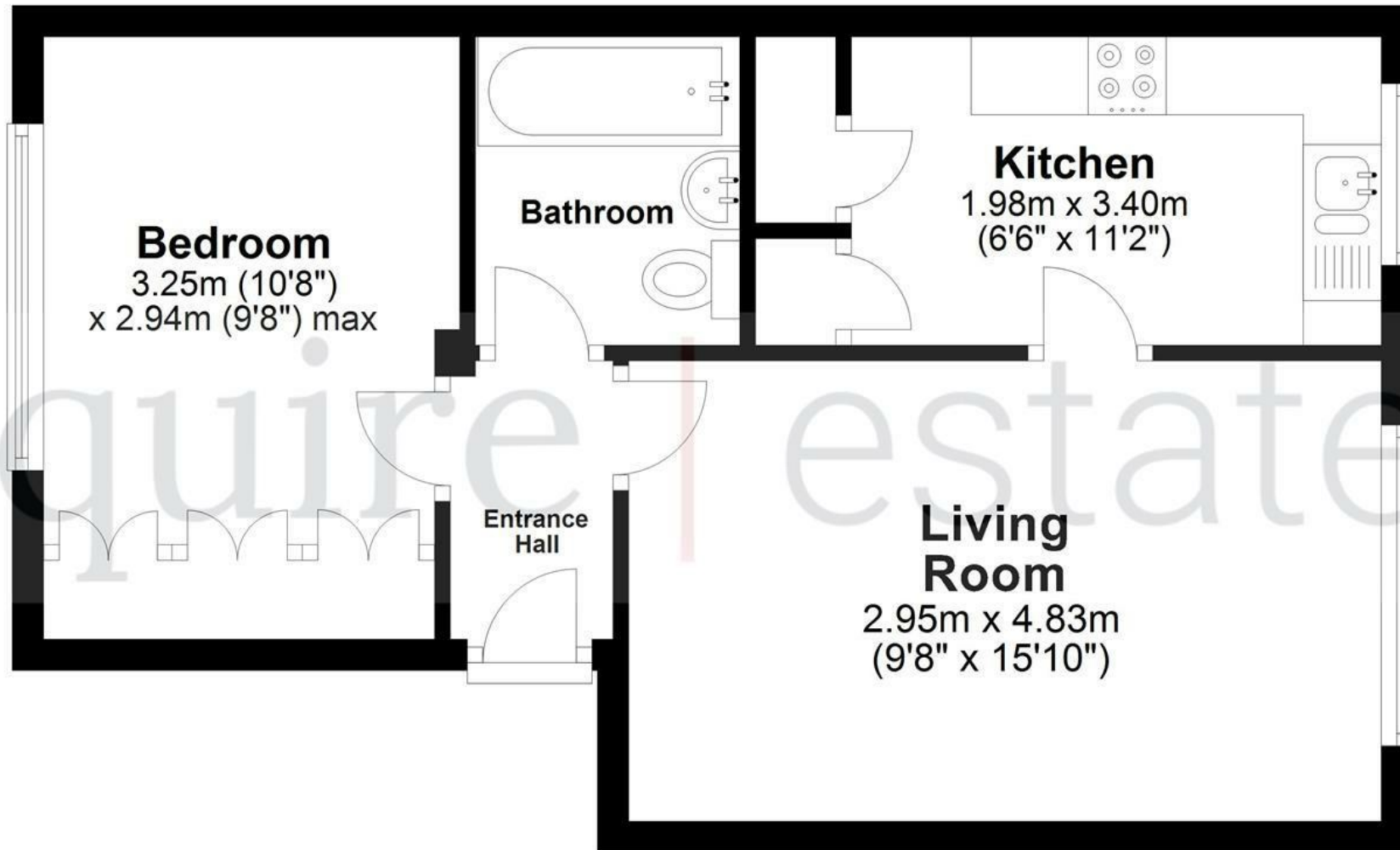
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Floor Plan

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 39.6 sq. metres (426.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide -

SKM Studio

Plan produced using PlanUp.

