



8 Chenies Court, Hemel Hempstead, HP2 7JU

£875 PCM

Benjamin Stevens are delighted to bring to present this two bedroom first Floor apartment located in a highly sought after block in Woodhall Farm. The property is conveniently located close to local Shops, Amenities & Schools. Internally the property briefly comprises; Entrance Hall, Lounge/Diner, Fitted Kitchen, Re-Fitted Bathroom, UPVC Double Glazing, Communal Gardens.

The property also offers easy access to MAYLANDS AVENUE Industrial Estate, M1 & M25 motorways and is ideally located for the Greenline Bus Service to London Victoria. Call Benjamin Stevens to arrange a viewing.

Living Room 15'7" x 10'9" (4.77 x 3.30)



Laminate flooring, Electric radiator, Double Glazed Window to front aspect

Bathroom 6'11" x 4'11" (2.11 x 1.51)



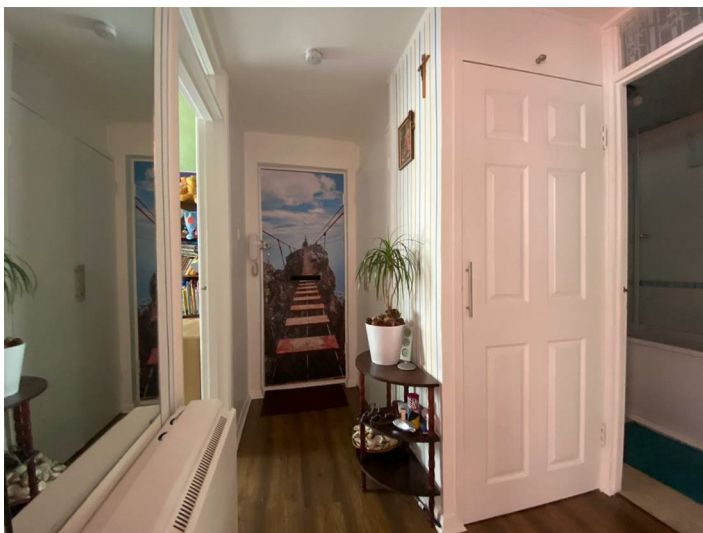
Tiled Floor, Tiled Walls, Sink Basin, Large Bath With Shower Head, Extractor fan and Towel Rail.

Kitchen 7'9" x 7'4" (2.37 x 2.24)



Fitted with wall and base units with work surfaces, sink With drainer board and mixer tap, Integrated electric cooker with extractor hood and hob, double glazed window to front aspect And vinyl flooring.

Entrance Hall



Laminate Flooring, Electric Radiator, Door To Boiler Cupboard. Storage Cupboard And Door To Communal Entrance Hall.

Bedroom 1 13'4" x 11'2" (4.07 x 3.42)



Laminate Flooring, Built In Wardrobes, and Large Double Glazed Window Facing Communal Garden.

Bedroom 2 9'1" x 7'7" (2.79 x 2.32)



Laminate flooring, Double Glazed Window To Rear Aspect.

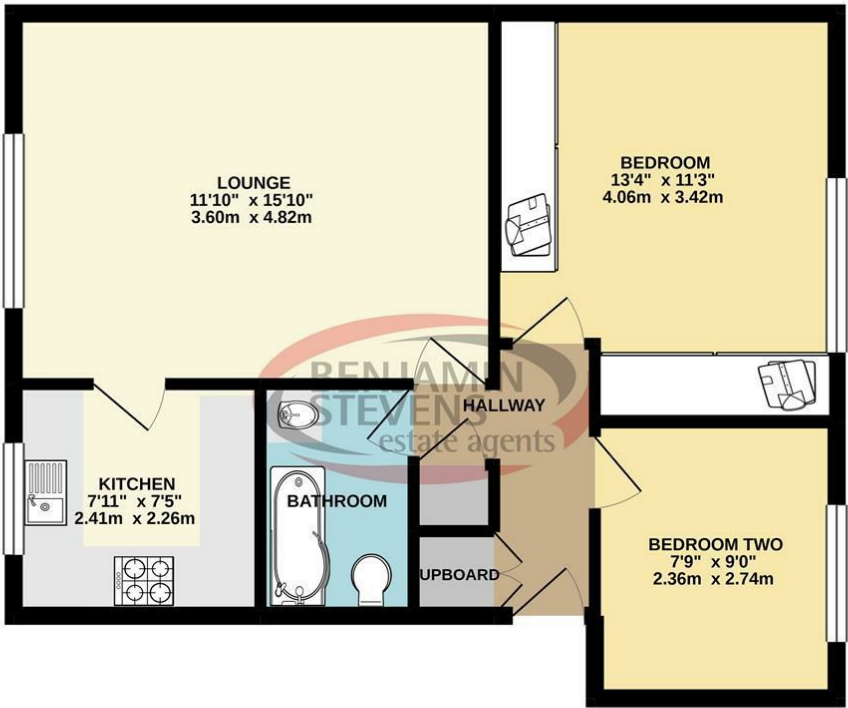
Tenure

Leasehold 82 years

Service charge and ground rent £116 per month

Floor Plan

FIRST FLOOR
547 sq.ft. (50.8 sq.m.) approx.

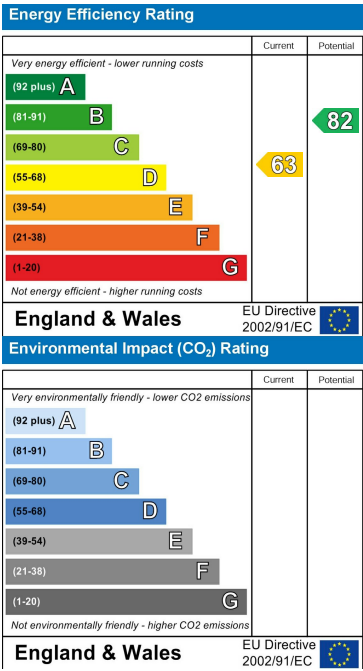


TOTAL FLOOR AREA: 547 sq. ft. (50.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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