



Alexandra Road  
Hemel Hempstead



# Alexandra Road

## Hemel Hempstead

### Offers In Excess Of £250,000

entrance hall | kitchen | lounge | double bedroom | second bedroom | family bathroom | allocated parking | communal courtyard area

This well-presented two-bedroom duplex apartment is ideally located close to the heart of Hemel Hempstead, Situated in an elevated position, the property enjoys far-reaching rooftop views across the town, while the bright and airy interiors create a welcoming sense of space throughout.

Accessed via a communal entrance, this stylish duplex apartment is arranged over the first and second floors, offering well-proportioned accommodation. Once inside this well laid out apartment, accommodation includes a lovely, light living room featuring a Juliet balcony, and a separate modern kitchen.

Upstairs, the principal bedroom enjoys far-reaching rooftop views. A second bedroom provides a flexible space, ideal for guests or home working. The bathroom is well-appointed with a stylish bath, wash hand basin and WC.

The property benefits from a communal courtyard area with storage shed. There is allocated off street parking for one car.

#### Tenure

Lease: 109 years

Ground rent: £100 per year

Service charge : £1080 per year

#### Services

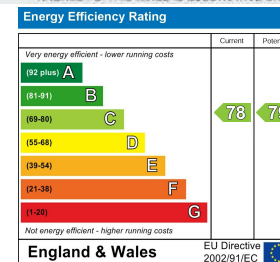
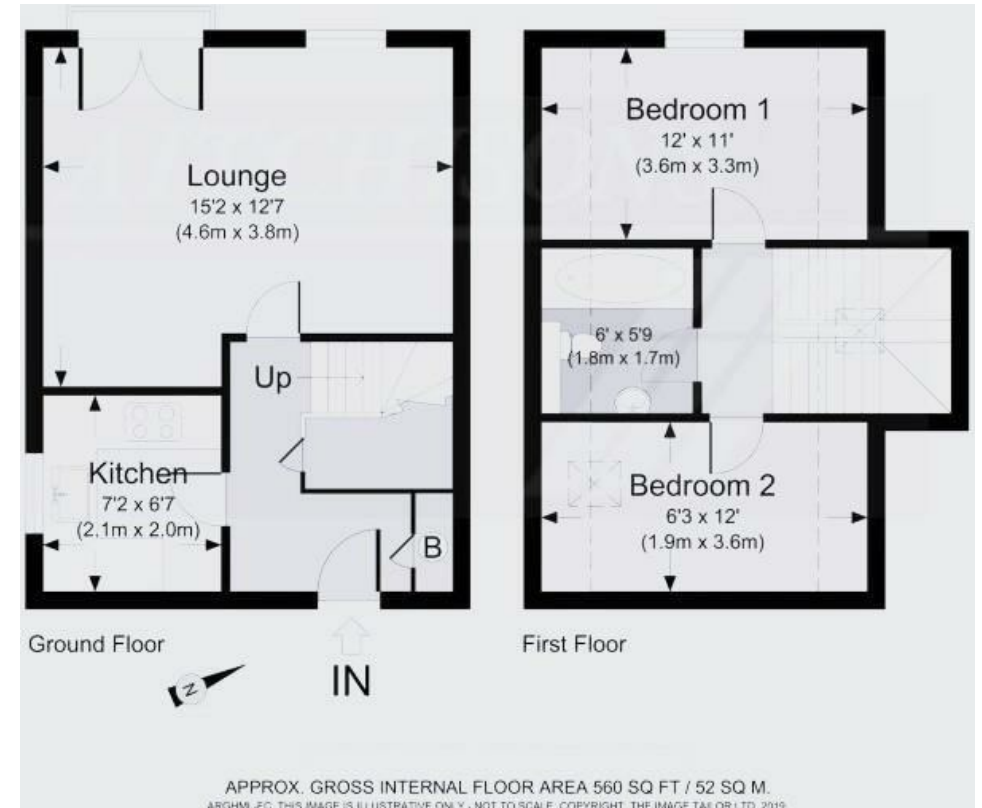
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

#### Situation

On the edge of the Chilterns, Hemel Hempstead offers excellent shopping, sporting and educational facilities. The Old Town has a characterful historic High Street with many independent shops and restaurants. For commuters, there are good road connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



*Relax... you're with Oakleys*

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 [www.oakleysestate.co.uk](http://www.oakleysestate.co.uk)



Oakleys