

Flat 3 Old Hempstead House,
10 Queensway, Hemel
Hempstead, Hertfordshire,
HP1 1LR

David
Doyle
Sales and Lettings

Offers in Excess of £200,000 Leasehold



Located in the historic and picturesque Old Town is this well presented 1 bedroom first floor apartment with parking that retains character charm and period features. The apartment is arranged with a generous open plan lounge dining room that features stunning sash windows with secondary glazing, a feature fireplace and showcases the impressive high ceilings while offering access to the kitchen. The kitchen is fitted with a range of matching units, Granite worksurfaces, an integrated stainless steel Neff oven / grill with a fitted Neff hob over, a stainless steel Neff extractor hood, an integrated slim line Neff dishwasher and a useful airing cupboard that has space and plumbing for an automatic washing machine. The bedroom again features impressive high ceilings, a feature fireplace and a range of fitted wardrobes to one wall. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, wash hand basin, a low level WC, part tile wall, tiled flooring and a heated towel rail. The property also benefits from an allocated parking space that is located to the rear of the property and accessed via Alexandra Road.

The nearby 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Well presented 1 bedroom first floor apartment

Open plan lounge dining room

Kitchen with integrated appliances

Bedroom with fitted wardrobes

Bathroom

Parking

Period features

Viewing is a MUST

Council Tax Unknown

Tenure -Leasehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1860
Council Tax Band	B
This year council tax charge	£1607.09
Tenure	Leasehold
Remaining Lease Length	989 years
Ground Rent	£200.00 per year
Service charge this year	£850.00
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	all electric no gas
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	Cable
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	none
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment?	Yes
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	No
Is the property in a conservation area?	No
Is the property listed?	Yes
What grade of listing is the property?	Grade 2 listed
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	Yes
If yes please give details and links to planning portal.	I'm aware of planning on a local building https://planning.dacorum.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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