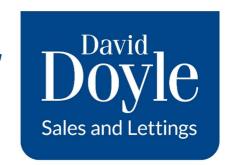
Flat 3 Old Hempstead House, 10 Queensway, Hemel Hempstead, Hertfordshire, HP1 1LR



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

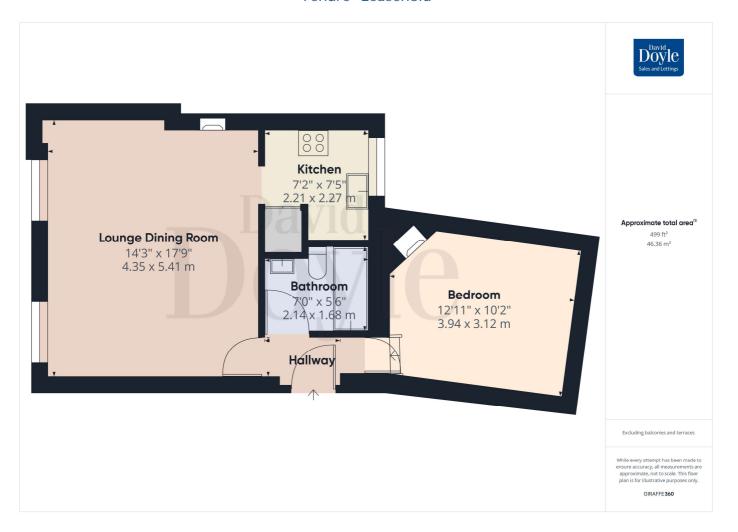
Parking

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

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

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 | В |
| 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 are? | 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 is 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/s impleSearchResults.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 |

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.