

**305 Long Chaulden, Hemel  
Hempstead, Hertfordshire,  
HP1 2NX**

David  
**Doyle**  
Sales and Lettings

**Offers Over £300,000** Leasehold



This 3 double bedroom duplex apartment offers spacious and well arranged accommodation while benefiting from a balcony offering far reaching views and a long lease. The property is also conveniently located for local shops, schools and amenities. On entering the apartment you will find a welcoming entrance hall that offers access to all rooms and stairs to the upper floor. This level comprises a good size living room that offers access to the balcony, an open plan kitchen dining room and a guest cloak room. The upper floor features 3 double bedrooms and a family bathroom with underfloor heating. The landing benefits from 2 storage cupboards and a loft hatch that offers access to a sizeable loft space. The property also benefits from an external storage shed. Early viewing is highly recommended.

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.

A spacious 3 double bedroom duplex apartment with a long lease

Convenient for local shops, schools and amenities

Good sized living room

Open plan kitchen dining room

Guest cloak room

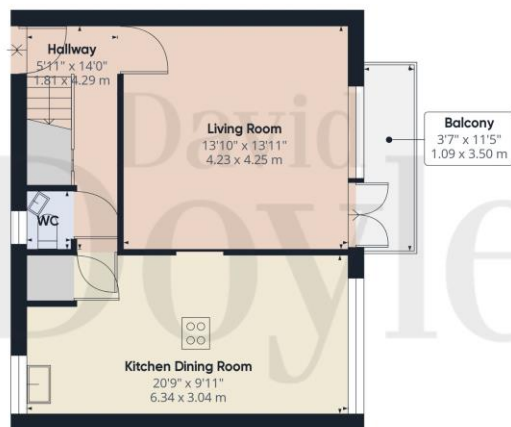
Family bathroom

Balcony offering far reaching views

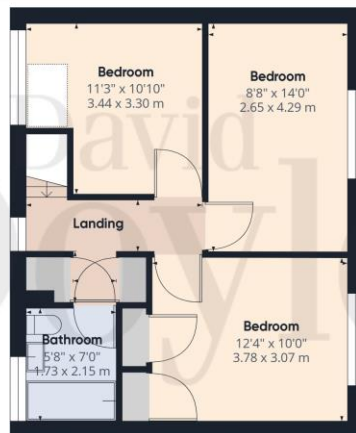
Viewing is a MUST

Council Tax Band C

Tenure -Leasehold



Ground Floor



Floor 1



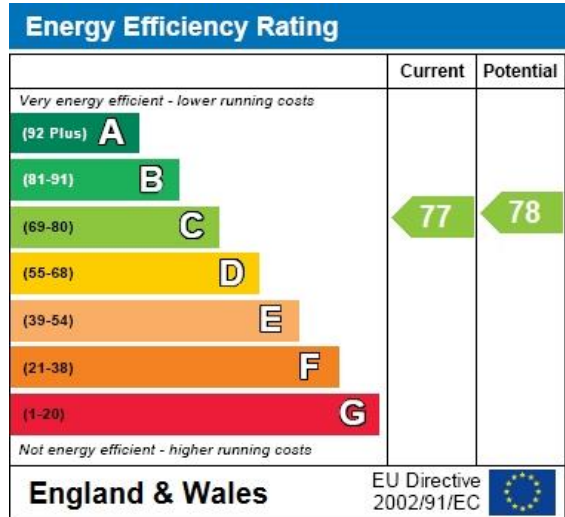
Approximate total area<sup>(1)</sup>  
946.58 ft<sup>2</sup>  
87.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 305 Long Chaulden, Hemel Hempstead, Hertfordshire, HP1 2NX

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? 1960 (no certain, judging from appearance)

Council Tax Band C

This year council tax charge 1925.37

Tenure Leasehold

Remaining Lease Length 182

Ground Rent 10

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? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Street parking off the road, on path

Please state any costs per annum for parking 0

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

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

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? No

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