

41 The Spires, Hemel  
Hempstead, Hertfordshire,  
HP2 4FS

David  
**Doyle**  
Sales and Lettings

Price £269,995 Leasehold



This surprisingly spacious 2 double bedroom, 2 bathroom apartment is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The property is well presented and arranged with an impressive dual aspect lounge dining room with double glazed French doors opening on to a Balcony. The kitchen is refitted with a range of matching wall and floor mounted units and benefits from a colour coordinated work surface. The master bedroom benefits from an ensuite shower room. Bedroom 2 has access to the generous family bathroom as this has a Jack and Jill arrangement so can be accessed from both the hallway and bedroom 2. With a lift to all floors, Secure covered allocated parking and a long lease this property is a must view. NO UPPER CHAIN.

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

Spacious 2 double bedroom and 2 bathroom apartment

Dual aspect lounge dining room

Balcony

Fitted kitchen

Ensuite to the master bedroom

Jack and Jill family bathroom

Secure under cover allocated parking

Long lease

NO UPPER CHAIN

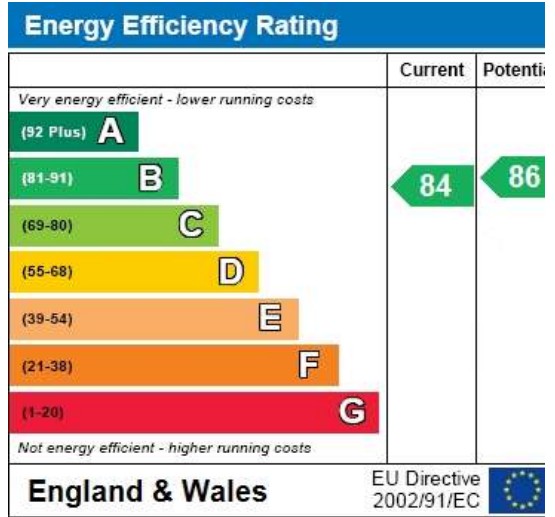
VIEWING IS A MUST

Council Tax Band D

Tenure -Leasehold



Scan here for more details





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

## 41 The Spires, Hemel Hempstead, Hertfordshire, HP2 4FS

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? 2003

Council Tax Band D

This year council tax charge 2160

Tenure Leasehold

Remaining Lease Length Over 125 years

Ground Rent £150

Next ground rent review date Unknown

Method of review/price increase Unknown

Service charge this year 4,200

Name of management company Sure Sales

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? Electric

How is your broadband supplied Cable

What parking facilities does your property have Allocated Parking

Please state any costs per annum for parking N/A

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? 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? Yes

If yes please give details of the adaptations Lifts

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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