

1 Highbanks
Old Town
HP2 5GW

David
Doyle
Sales and Lettings

Guide Price £260,000 Leasehold

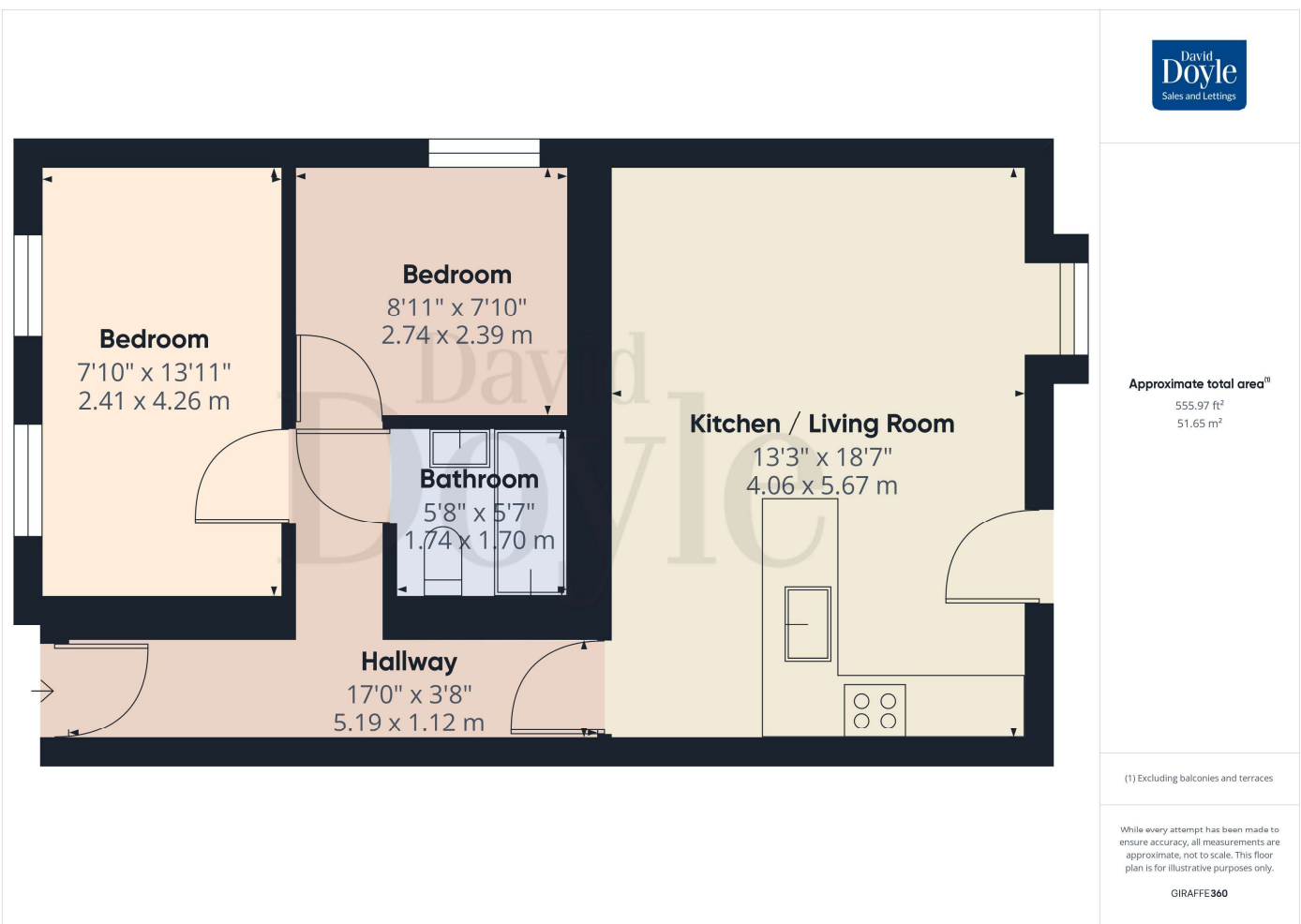


A rarely available two double bedroom ground floor apartment with a driveway situated in this select Old town Development close to excellent amenities, leisure facilities and travel links. The accommodation is pleasantly spacious and comprises a generous living room incorporating an integrated kitchen and with distinct dining and living areas. A door from the living room leads to an inner hallway which can also be accessed from the main communal area via a personal door and further doors lead to two double bedrooms and the family bathroom. Situated in an enviable position on the development, the apartment enjoys triple aspect views and has the benefits of a driveway immediately to the front of the property, double glazed sash windows and gas central heating. The development itself is well planned and enjoys lovely well tended communal gardens, a communal shed and a residents car park. A perfect purchase for a first time buyer or down sizer, an internal viewing is much advised.

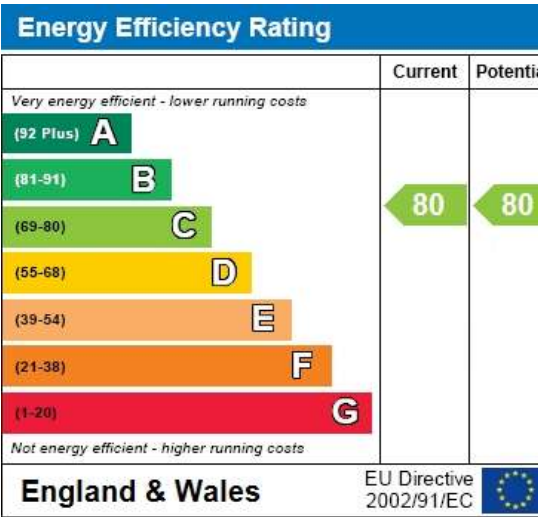
Externally, the apartment benefits from secure allocated parking, with further visitors parking nearby, secure bike shed and well maintained communal areas. Offered in excellent decorative

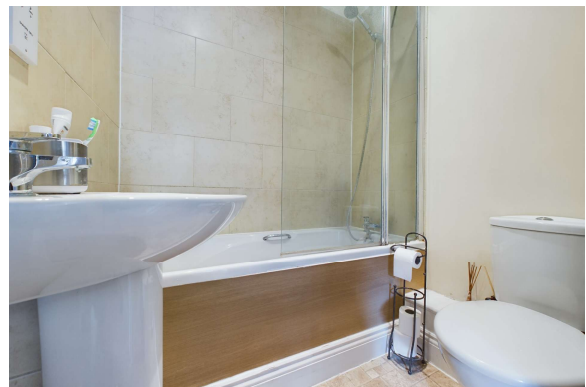
order throughout, an appointment to view is very much recommended to appreciate this superb apartment.

- Two Double Bedroom
- Ground Floor Apartment
- Select Old Town Development
- Close To Amenities & Leisure Facilities
- Driveway Immediately To The Front Of The Property
- Double Glazed Sash Windows
- Well Tended Communal Grounds
- Viewing Advised
- Council Tax Band C
- Leasehold



Scan here for more details





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

1 Highbanks, Lower Adeyfield Road, Hemel Hempstead, Hertfordshire, HP2 5GW

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?	2010
Council Tax Band	C
This year council tax charge	£1925
Tenure	Leasehold
Remaining Lease Length	139 Years
Ground Rent	£193 per year
Next ground rent review date	Jan 2028
Method of review/price increase	RPI
Service charge this year	£2171
Name of management company	Andrews Leasehold Management
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	Allocated Parking

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
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	Yes
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?	Yes
If yes please give details and links to planning portal.	23/00799/MFA - demolition of property and flats to be built on St. Pauls Road
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

