

**9 Brookfield House, Hemel  
Hempstead, Hertfordshire,  
HP2 4FA**

David  
**Doyle**  
Sales and Lettings

**OIEO £230,000** Leasehold



A rarely available 2 Double Bedroom Ground Floor Apartment situated in this sought after Town Centre Development close to excellent amenities including shops, gyms and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation comprises a spacious hallway with excellent storage facilities, a large living/dining room opening to a recently refitted integrated kitchen, two double bedrooms and a generous family bathroom. Offered in good order throughout and with the benefit of a balcony connecting the living room and master bedroom and NO UPPER SALES CHAIN, an appointment to view 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.

Beautifully presented 2 double bedroom apartment

Open plan lounge kitchen dining room

Primary bedroom with fitted wardrobes

Contemporary family bathroom

Welcoming entrance hall with useful storage cupboards

Balcony

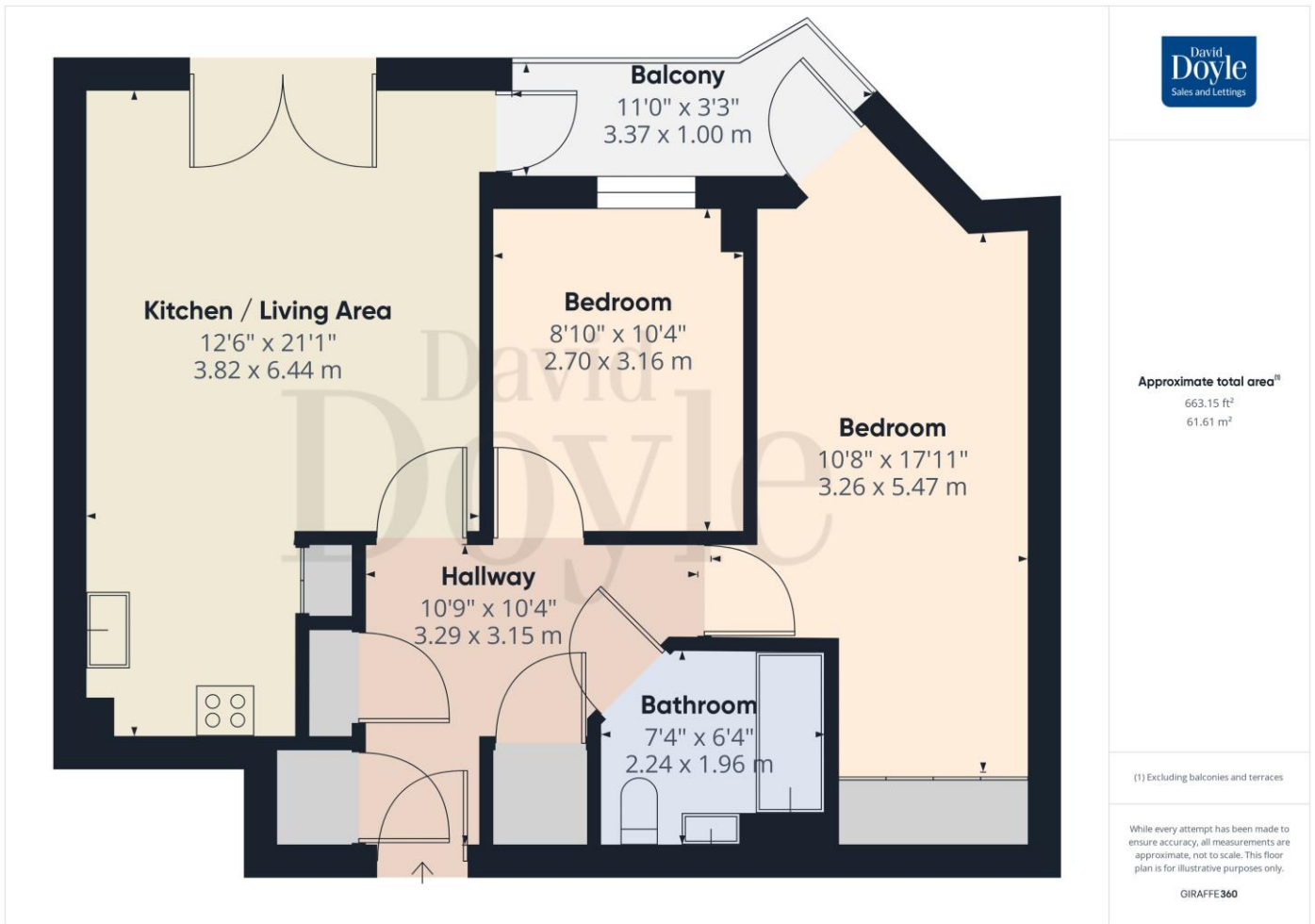
Close to local shops and amenities

A MUST view

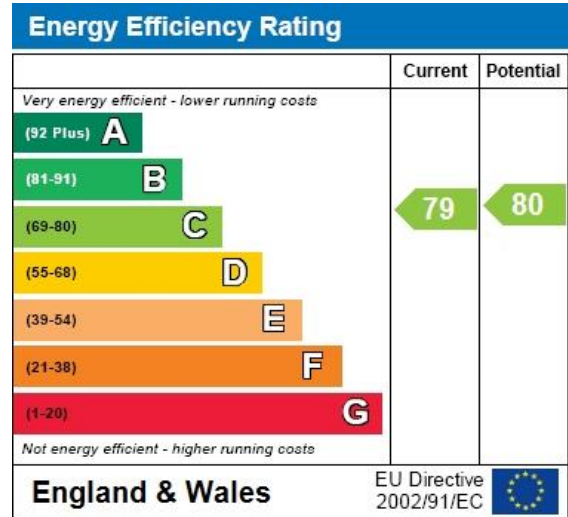
NO UPPER CHAIN

Council Tax Band C

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**

## 9 Brookfield House, Hemel Hempstead, Hertfordshire, HP2 4FA

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?	1995
Council Tax Band	D
This year council tax charge	1200
Tenure	Leasehold
Remaining Lease Length	960 years
Ground Rent	100 p/a
Next ground rent review date	Dec 24
Method of review/price increase	RPI
Service charge this year	2409
Name of management company	Collins on Hall
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?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Underfloor
How is your broadband supplied	Fibre
What parking facilities does your property have	None
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? 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 whatsoever in relation 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.