

**103 Valley Green
Hemel Hempstead
HP2 7RG**

David
Doyle
Sales and Lettings

OIEO £200,000 Leasehold



A spacious and well presented two bedroom first floor apartment enjoying lovely views over a wooded copse and offering convenient access for local shops, amenities and schooling while both St Albans and Harpenden are close at hand. The apartment comprises a dual aspect open plan living/dining room, a generous fitted kitchen with a useful storage cupboard, two well proportioned bedrooms and a family bathroom fitted in a white suite. The apartment also benefits from communal parking to the front and a communal garden to the rear. This property is situated close to attractive woodland with its peaceful bridle way, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, tennis courts and `Sainsbury`'s supermarket within a short walking distance, With benefits including double glazing, electric heating and an extended lease upon completion, an internal 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.

Two Bedroom First Floor Apartment

Communal Parking & Gardens

Tucked Away Situation Close To Woodland

Good Order Throughout

Amenities Close At Hand

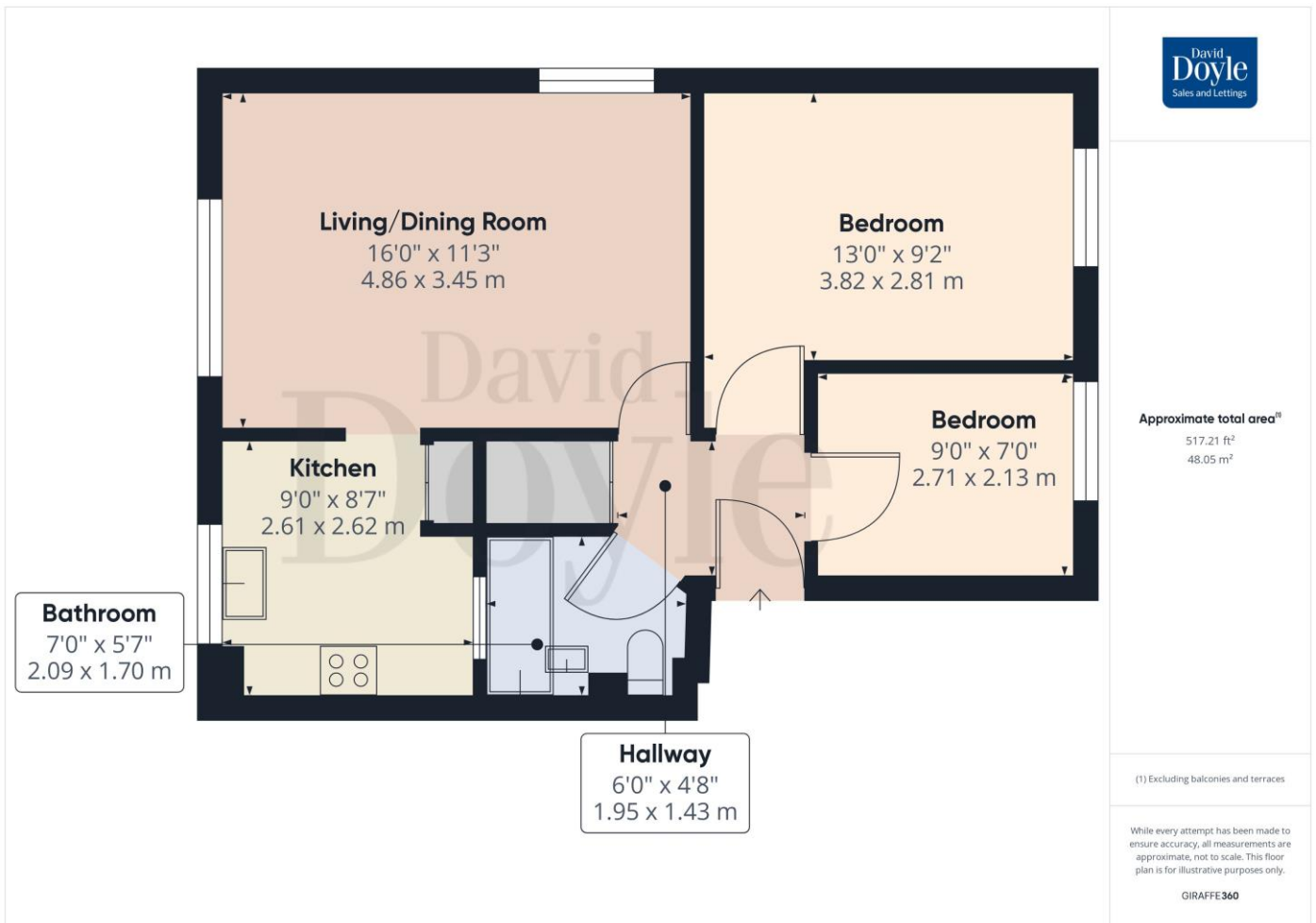
Generous Fitted Kitchen

EXTENDED LEASE ON COMPLETION

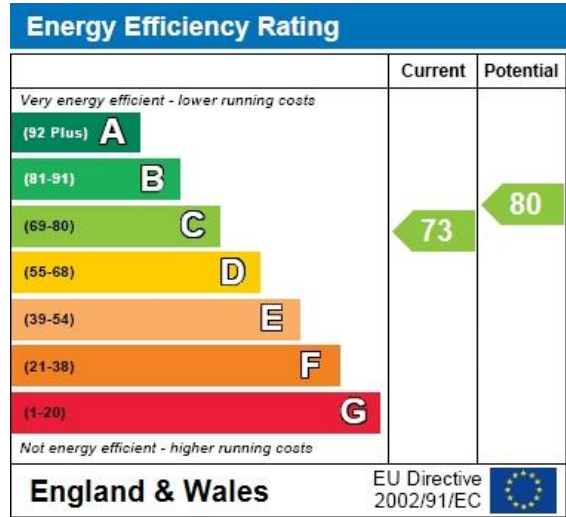
Viewing Advised

Council Tax Band B

Leasehold



Scan here for more details





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

103 Valley Green, Hemel Hempstead, Hertfordshire, HP2 7RG

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?	1983
Council Tax Band	B
This year council tax charge	1736.29
Tenure	Leasehold
Remaining Lease Length	57
Ground Rent	140
Service charge this year	1726
Name of management company	HLM Property Management
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Unsure
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?	No
How is your broadband supplied	TalkTalk
What parking facilities does your property have	Permit 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?	No
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

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