

**46 Heather Way  
Hemel Hempstead  
HP2 5HF**

David  
**Doyle**  
Sales and Lettings

**Offers in Excess of £150,000** Leasehold



David Doyle are pleased to offer to the Sales Market this rarely available first floor double bedroom apartment situated in this popular development close to the historic `Old Town`, local shops and excellent amenities. The accommodation comprises a hallway leading to the dual aspect open plan living space opening to the fitted kitchen with a range of wall and base units, coordinating wooden work surfaces, integrated appliances and space and plumbing for white goods. Accessed from the hallway is the bathroom, fitted in a white suite and chrome fittings and the generous double bedroom with a walk in wardrobe. Externally, there is ample communal parking and attractive gardens. Further benefits to the property include gas central heating and double glazing. An internal viewing is recommended to appreciate this excellent apartment that would make an ideal first time/investor purchase. Call Now to View.

The nearby `Old Town` High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary`s Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

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.

Rarely Available

One Double Bedroom Apartment

Close To The `Old Town`

Spacious Fitted Kitchen & Living Area

Generous Bedroom With Walk In Wardrobe

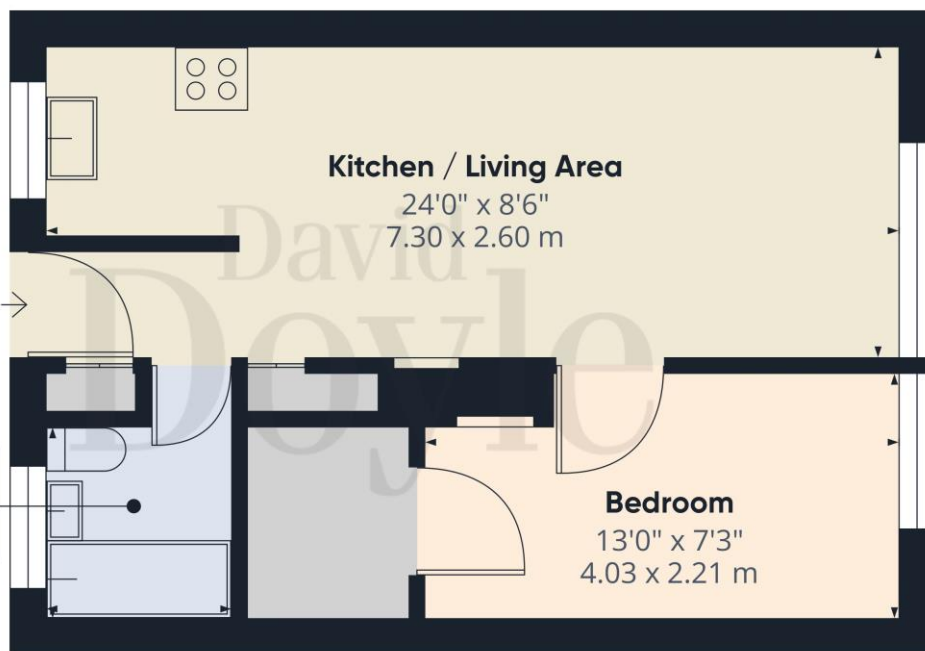
Well Presented Throughout

Excellent Travel Links Close At Hand

Viewing Advised

Council Tax Band B

Leasehold



Approximate total area<sup>1)</sup>  
374.69 ft<sup>2</sup>  
34.81 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**

## 46 Heather Way, Hemel Hempstead, Hertfordshire, HP2 5HF

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?	Approx 1970s
Council Tax Band	B
This year council tax charge	£1263, including single person discount
Tenure	Leasehold
Remaining Lease Length	85
Ground Rent	£10
Next ground rent review date	Don't know
Method of review/price increase	Don't know
Service charge this year	£310 approx
Name of management company	Dacorum Borough Council
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	Not sure
What parking facilities does your property have	Shared car park
Please state any costs per annum for parking	N/A

Are you aware of any asbestos containing material in the property?	Yes
If yes please state	Low risk ACM Bound in matrix.
Are smoke alarms installed at the property?	No
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 are?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property is 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.