

**11 Breffni Court**  
**Turners Hill**  
**HP2 4LH**

David  
**Doyle**  
Sales and Lettings

**Price £290,000** Leasehold



A rarely available and exceptional two double bedroom top floor apartment situated in this select modern development enjoying far reaching views, allocated parking and attractive communal gardens. The accommodation is beautifully presented and comprises a large entrance hall with doors to a generous utility cupboard, two double bedrooms, a spacious open plan living room with a Juliette balcony enjoying far reaching views and incorporating the fitted kitchen with a range of wall and base units, integrated appliances and quartz work surfaces. Also accessed from the hallway is the contemporary family bathroom fitted with a white suite and underfloor heating. Externally, the apartment benefits from allocated parking, further visitors parking and well tended communal gardens. Offered in lovely decorative order throughout and having been updated and very well maintained by the current owners and managing agents, an appointment to view is much recommended to appreciate this superb apartment.

Hemel Hempstead, with its Malls of Riverside and The Marlowes, provides a comprehensive range of shopping facilities and amenities. For commuters, easy access to the M1 and M25 is available, and the mainline railway station offers a swift and frequent service to London Euston.

An outstanding 2 bedroom top floor apartment located on this select development.

Exceptional Condition Throughout

Conveniently located for local shops, schools and amenities.

Open plan lounge kitchen dining room with French doors.

Kitchen fitted to a high standard with Quartz work surfaces and integrated appliances.

Luxuriously fitted bathroom.

Underfloor heating.

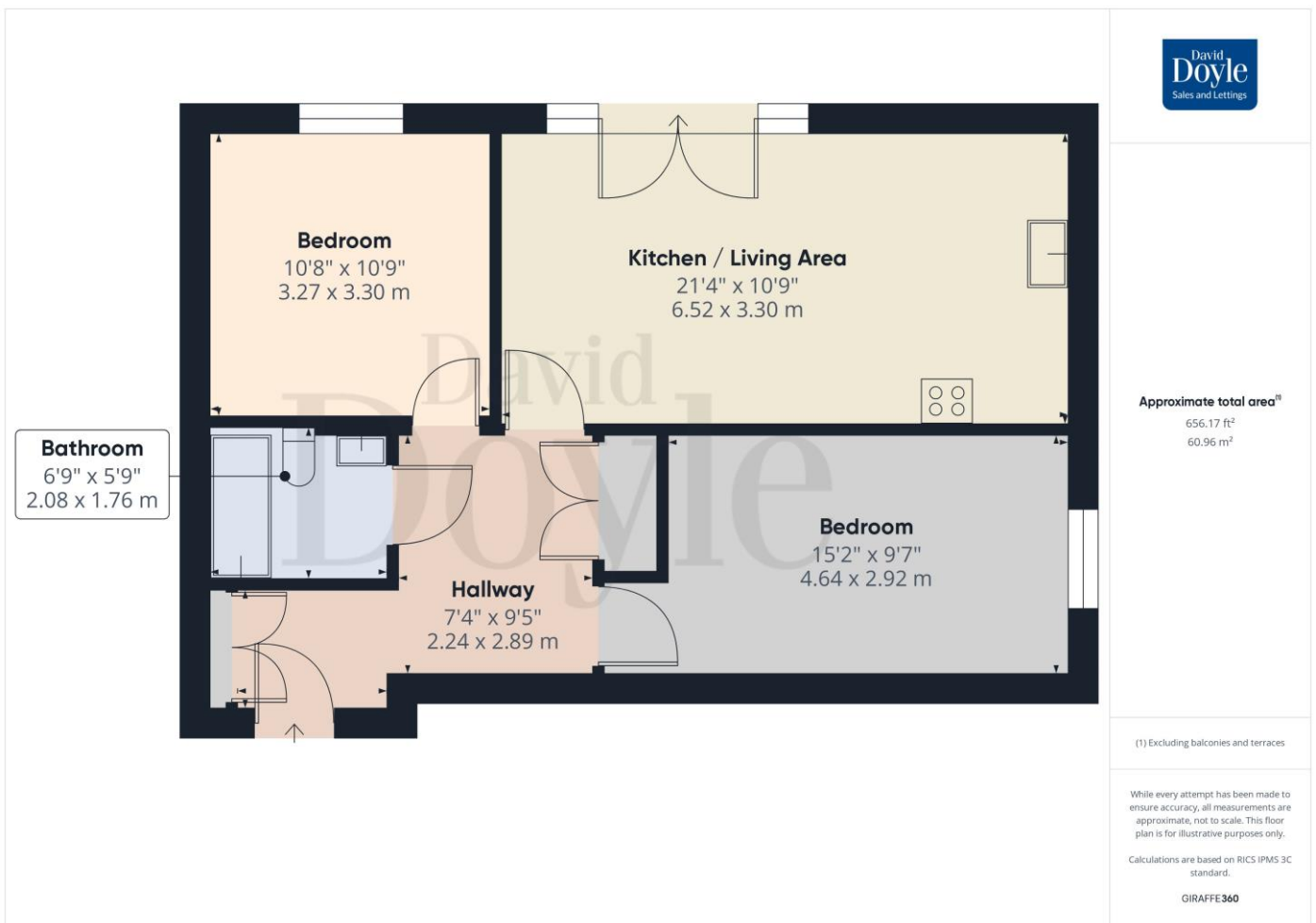
Double glazing.

Allocated parking. Communal gardens.

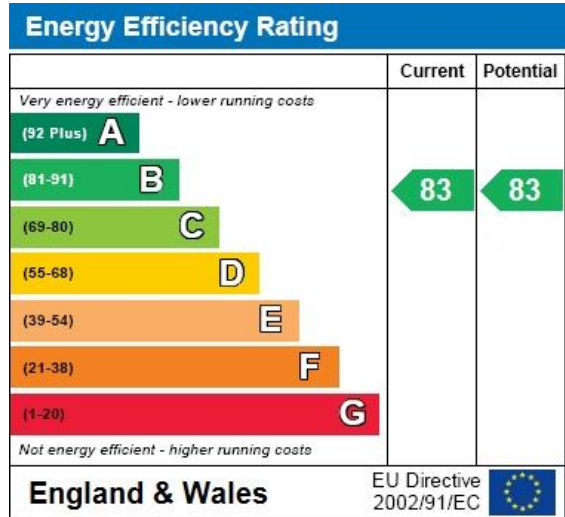
Viewing advised

Council Tax Band C

Leasehold



Scan here for more details





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

# 11 Breffni Court, Hemel Hempstead, Hertfordshire, HP2 4LD

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?	2019
Council Tax Band	C
This year council tax charge	1658
Tenure	Leasehold
Remaining Lease Length	119
Ground Rent	250 pa
Service charge this year	1660 pa
Name of management company	LMS sheridans
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	Cable
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 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.