

**12 Regency Court, Alexandra  
Road, Hemel Hempstead,  
Hertfordshire, HP2 4AX**

David  
**Doyle**  
Sales and Lettings

**OIEO £180,000** Leasehold



This 2 bedroom first floor apartment is conveniently located for local shops, amenities, Hemel Hempstead Old Town and benefits from an allocated parking space, further visitors parking and no upper chain.

The property comprises of an open plan lounge dining room, fitted kitchen, a family bathroom and two good sized bedrooms. The primary bedroom benefits from a fitted mirror fronted wardrobe. The entrance hall has a useful storage cupboard and an airing cupboard. The bathroom is fitted with a panelled bath with a shower over, a pedestal wash hand basin and a low level WC. To the rear of the property is an allocated parking space, further visitors parking and a communal patio area. This property also benefits from replacement double glazing.

**NO UPPER CHAIN.**

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.

First floor 2 bedroom apartment

Convenient for local amenities

Open plan lounge dining room

Kitchen

Bathroom

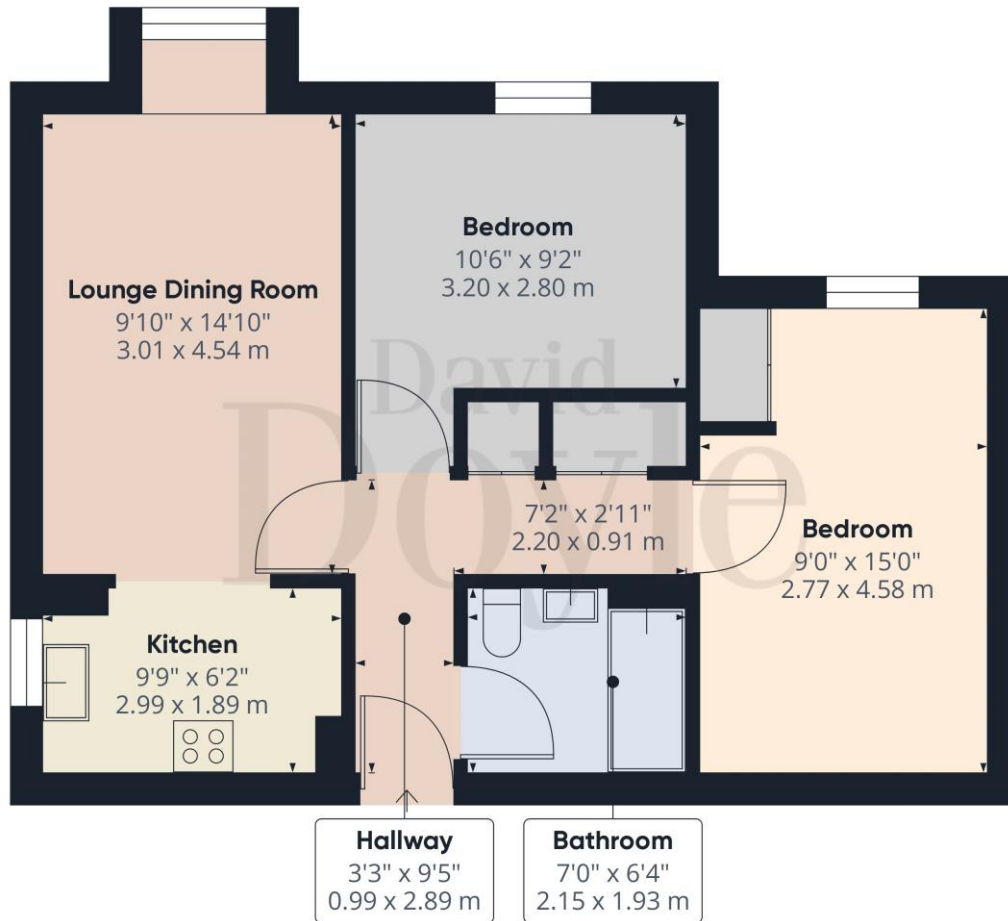
Parking

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band C

Tenure -Leasehold



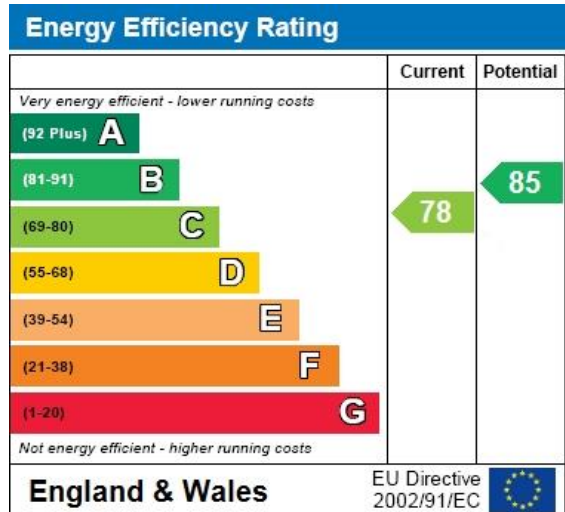
Approximate total area<sup>1)</sup>  
564.14 ft<sup>2</sup>  
52.41 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details







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

## 12 Regency Court, Alexandra Road, Hemel Hempstead, Hertfordshire, HP2 4AX

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?	1992
Council Tax Band	C
This year council tax charge	£1930 pa
Tenure	Leasehold
Remaining Lease Length	93 years
Ground Rent	337.10 pa
Next ground rent review date	Mar 2025
Service charge this year	£2242 pa
Name of management company	First Port
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?	None
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric storage heaters
How is your broadband supplied	Don't know
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Allocated Parking

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?	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?	Yes
If yes please state what restrictions are in place.	Quite lengthy document but appears to be mostly around timely payment of fees to the management company
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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