

**11 Gadeview
Town Centre
HP1 1UF**

David
Doyle
Sales and Lettings

Price £185,000 Leasehold



2 Bedroom 1st floor retirement apartment with balcony conveniently located for local shops and amenities. Living/Dining Room. Fitted kitchen. Shower room. Communal garden. Communal parking. Suitable for independent persons aged 60 and over with the benefit of a house manager and a separate residents lounge

Accommodation comprises a spacious hallway, living room with balcony, fitted kitchen, two bedrooms and a refitted shower room. NO UPPER CHAIN.

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 Retirement Apartment

Town Centre Situation

Close To Shops, Amenities And Travel Linkse

Good Order Throughout

Living Room With Balcony

Fitted Wardrobes To Master Bedroom

Fitted Kitchen

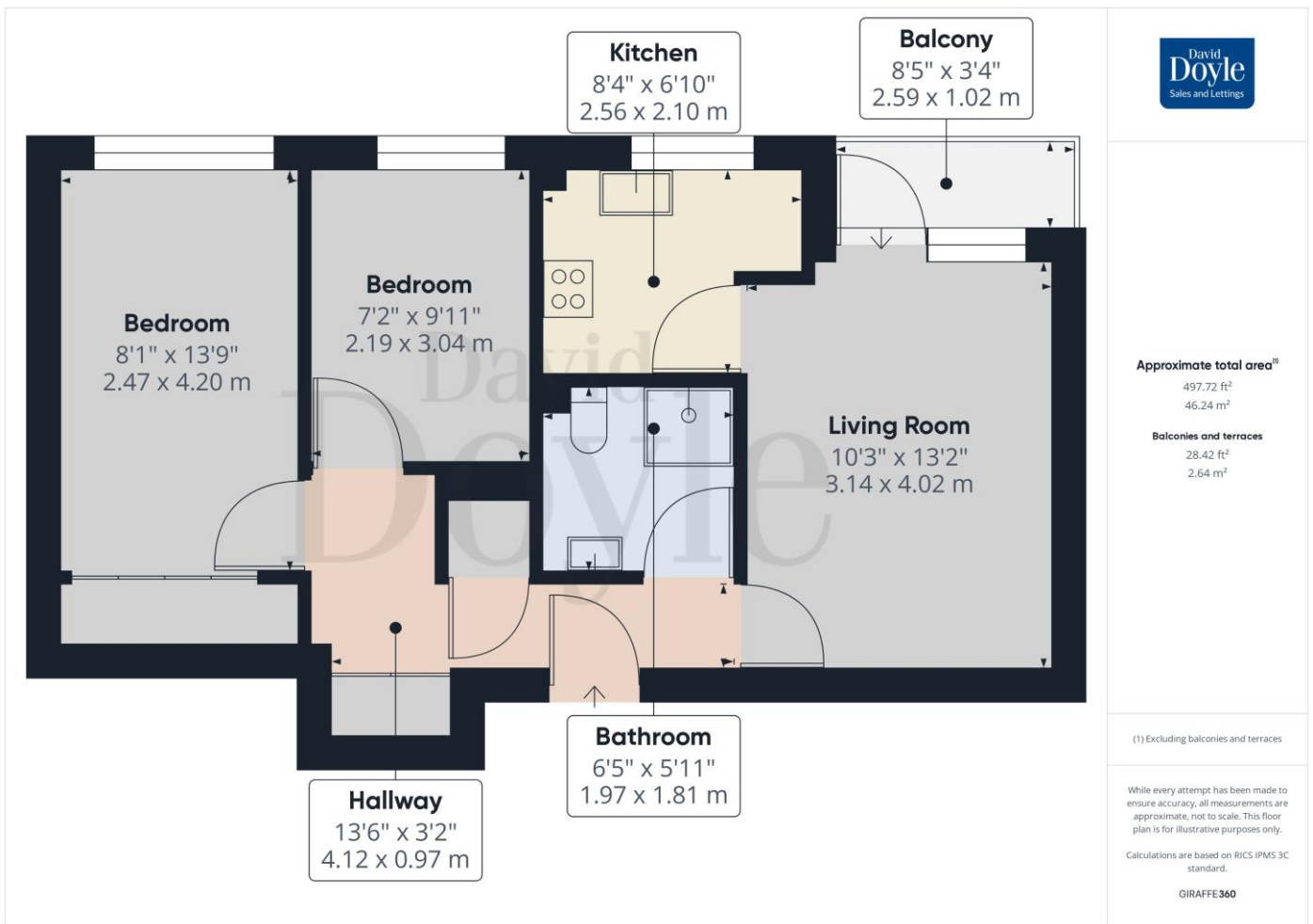
Communal Residents Lounge With Lift

NO UPPER CHAIN

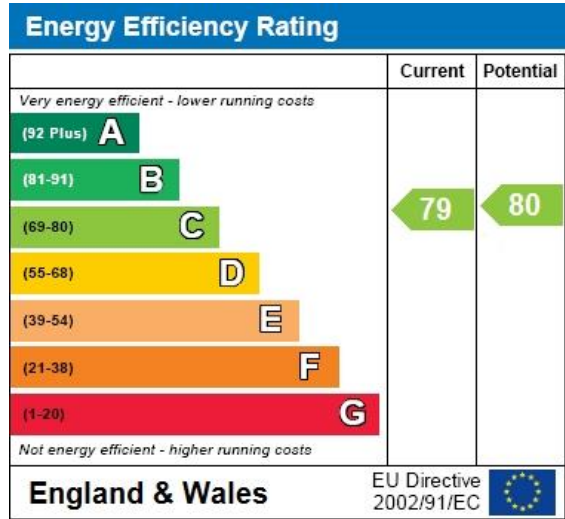
Viewing Advised

Council Tax Band D

Leasehold



Scan here for more details





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

11 Gadeview, Hemel Hempstead, Hertfordshire, HP1 1UF

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?	1983/1990
Council Tax Band	D
This year council tax charge	£1924
Tenure	Leasehold
Remaining Lease Length	91 years
Ground Rent	£291 per annum
Next ground rent review date	05/09/25
Method of review/price increase	Unsure
Service charge this year	£3682 per annum
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?	No gas
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking **Unsure**

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? **Yes**

If yes please give details of the adaptations **Lift/disability access**

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.