

17 Blair Close, Hemel  
Hempstead, Hertfordshire,  
HP2 7QJ

David  
**Doyle**  
Sales and Lettings

Price £220,000 Leasehold



This 2 bedroom first floor apartment offers spacious and well arranged accommodation while being conveniently located for local shops, schools and amenities. The apartment is arranged with a dual aspect open plan lounge dining room, a fitted kitchen, entrance hall, 2 bedrooms and a family bathroom.

The spacious lounge dining room is dual aspect and enjoys views over the nearby wooded copse and access through to the fitted kitchen. The kitchen has been fitted with a range of shaker style wall and floor mounted units, colour coordinated work surfaces and again enjoys a view towards the wooded copse. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low level WC. The property also benefits from communal parking and a well kept communal gardens. Long Lease.

Viewing is highly recommended.

This apartment is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby, while St Albans and Harpenden are close to hand.

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.

Spacious 1st floor 2 bedroom apartment

Dual aspect open plan lounge dining room

Shaker style kitchen

Family bathroom

Convenient for local amenities

Communal parking

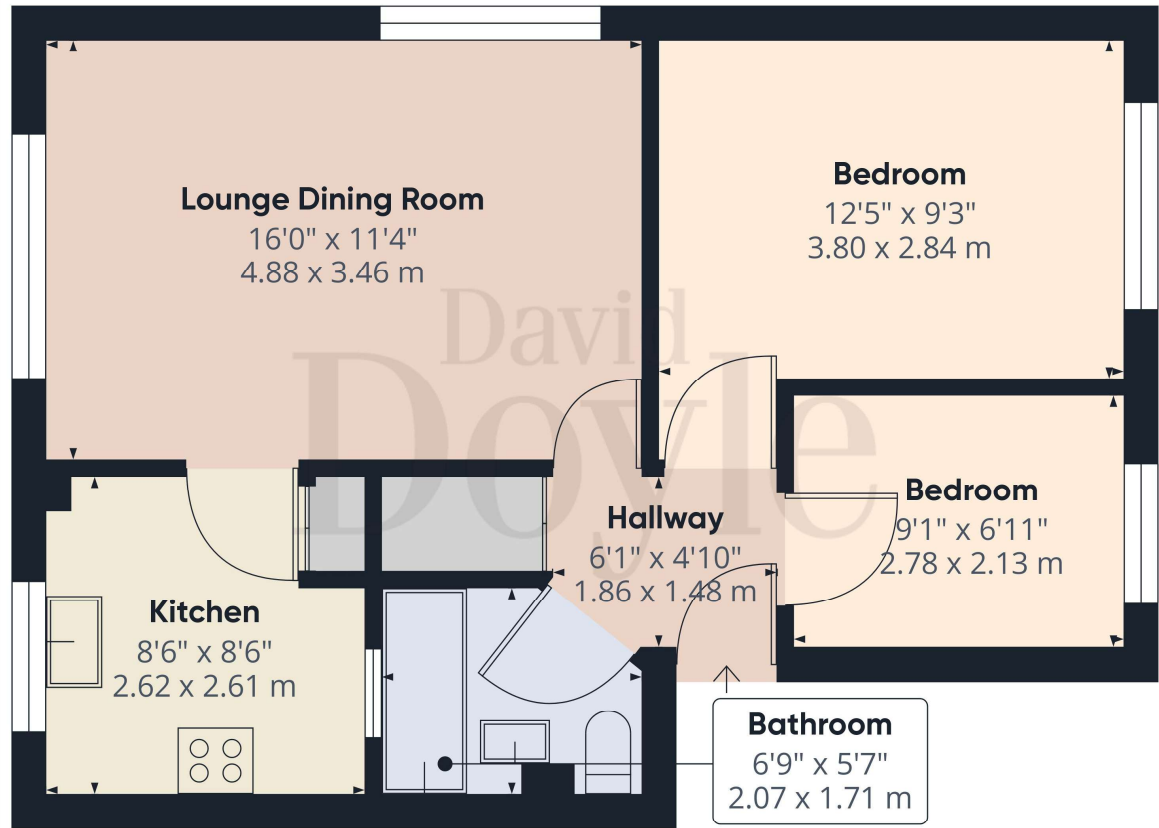
Well kept communal gardens

Viewing is a MUST

Long Lease

Council Tax Band B

Tenure -Leasehold



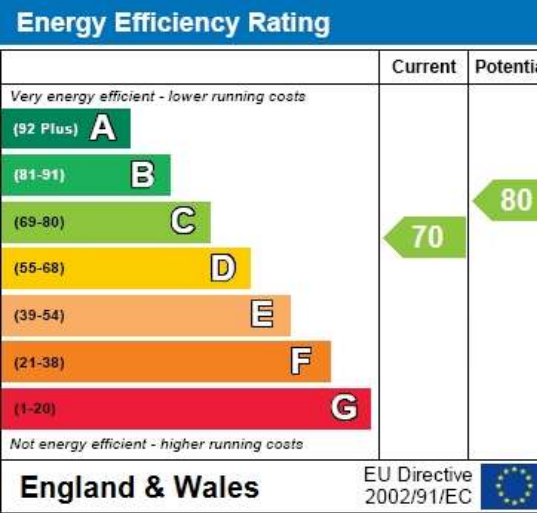
Approximate total area<sup>m</sup>  
520.76 ft<sup>2</sup>  
48.38 m<sup>2</sup>

(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**

## 17 Blair Close, Hemel Hempstead, Hertfordshire, HP2 7QJ

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?	1970
Council Tax Band	B
This year council tax charge	£1684
Tenure	Leasehold
Remaining Lease Length	144
Ground Rent	0
Next ground rent review date	No ground rent as part of the lease extension
Service charge this year	£1023
Name of management company	Leete
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?	No gas, electric radiators
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	None
What parking facilities does your property have	Communal parking
Please state any costs per annum for parking	0

Are you aware of any asbestos containing material in the property?	No
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Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	Yes
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is the property under 11 meters high?	Yes
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Are you aware of any works required to the block?	Yes
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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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.