

**17 Kensington House, Hemel
Hempstead, Hertfordshire,
HP3 9YT**

David
Doyle
Sales and Lettings

Price £260,000 Leasehold



Located on this sought after modern development is this 2 bedroom executive apartment with a contemporary open plan living area, an ensuite shower room to the primary bedroom and allocated parking with further visitors spaces. Conveniently situated for local shops, amenities, Hemel Hempstead Cricket pitch, Heath Park Moor and its well kept gardens, The Grand Union Canal, River Gade, Hemel Hempstead and Apsley main line stations with links to London Euston.

The open plan living space offers spacious and contemporary open plan living, with a lounge dining area and a kitchen fitted with a range of wall and floor mounted units, colour coordinated work surfaces, an island unit that offers a breakfast bar for informal dining and a range of integrated appliances. Both bedrooms are of a good size, the primary bedroom also benefits from a luxuriously fitted ensuite shower room. The bathroom has also been luxuriously fitted, both bathroom benefit from Porcelanosa sanitary ware and tiling. The apartment is completed by a welcoming entrance hall that offers access to all rooms and a security entry system. With the added benefits of wooden flooring to the lounge kitchen dining room and entrance hall, gas heating to radiators and NO UPPER CHAIN.

Viewing is a MUST.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Spacious executive 2 bedroom apartment offering contemporary open plan living

Conveniently located for local shops, amenities and both Hemel Hempstead and Apsley stations

Lounge kitchen dining room

Primary bedroom with a luxuriously fitted ensuite shower room

Luxuriously fitted bathroom

Allocated parking and further visitors spaces

Gas heating to radiators

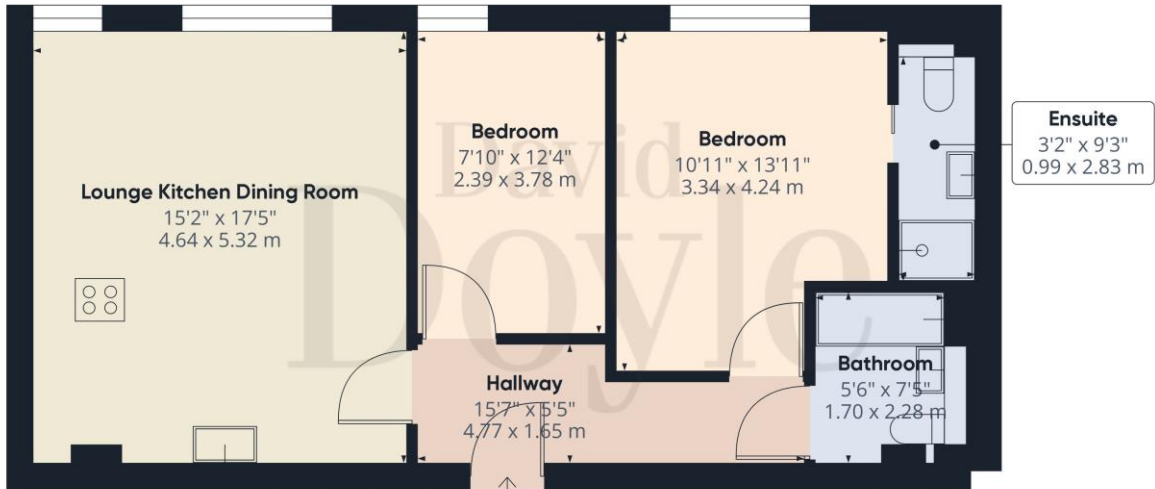
Wooden flooring to the lounge kitchen dining room and entrance hall

Security entry system

NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold



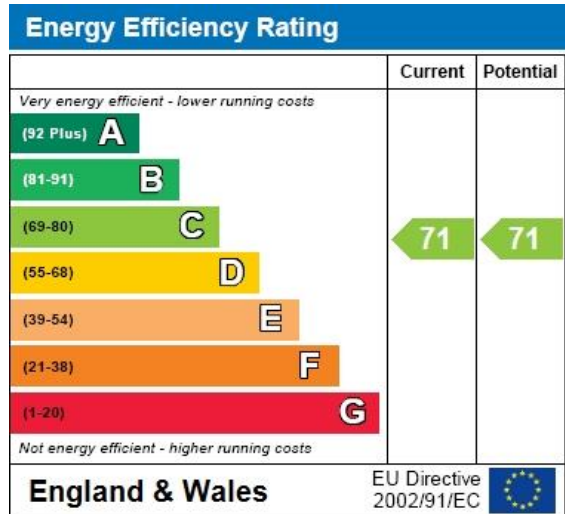
Approximate total area¹⁾
658.54 ft²
61.18 m²

(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 TO BOOK A VIEWING

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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?	1990
Council Tax Band	D
This year council tax charge	2066
Tenure	Leasehold
Remaining Lease Length	989
Ground Rent	£350pa
Next ground rent review date	Jan 2040
Method of review/price increase	Doubles
Service charge this year	£2783pa
Name of management company	Prime Property Management acting for Kensington House Hemel Management Company Ltd
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	TBC
Do you have a telephone connection?	Unknown

What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	£0pa
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?	Yes
If yes please state what restrictions are in place.	Restrictions as set out in Lease
Are there any rights of way or easements?	No
Is your property in a flood risk area?	Yes
If yes please provide details.	Surface water flood risk as assessed on purchase in 2015
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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