

30 Stevenage Rise  
Hemel Hempstead  
HP2 6BH

David  
**Doyle**  
Sales and Lettings

Offers Over £250,000 Leasehold



A very well presented TWO DOUBLE BEDROOM top floor apartment boasting a BALCONY and is located in a quiet cul-de-sac.

The apartment is beautifully spacious and comprises a large entrance hall with storage cupboards, one of which houses the washing machine, tumble dryer and gas boiler.

A glass door leads from this entrance hall into an open plan living/dining room with sliding doors to the balcony and separated from the kitchen by a breakfast bar. The refitted black gloss kitchen has coordinating work surfaces and tiled splash-backs, an integrated fridge/freezer, dishwasher, double electric oven and 5 ring gas hob with electric hood.

Leading from this open plan space there is an inner hallway with doors leading to two double bedrooms and a modern fully tiled bathroom comprising of a large rainfall walk in shower, wall hung sink, WC and heated towel rail. Both bedrooms have built in wardrobes.

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.

Externally, to the front of the property there is an off street residents parking area, to the rear is a large gated communal garden. This property benefits from a private brick built storage shed, entry phone system and gas central heating.

### A Spacious Two Double Bedroom Top Floor Apartment

Open Plan Living Space

Integrated Kitchen

Luxury Bathroom

Balcony

Excellent Condition Throughout

Close To Amenities And Travel Links

Plenty Of Storage And Loft Space

Ideal First Time Buy

Must Be Viewed

Council Tax Band B

Leasehold







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

## 30 Stevenage Rise, Hemel Hempstead, Hertfordshire, HP2 6BH

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	B
This year council tax charge	£1680
Tenure	Leasehold
Remaining Lease Length	93 years
Ground Rent	10
Next ground rent review date	Unsure
Name of management company	Dacorum Council
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	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Off road parking, unallocated
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?	No
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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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