

5b Kd Plaza
Hemel Hempstead
HP1 1AX

David
Doyle
Sales and Lettings

Guide Price £220,000 Leasehold



Constructed in 2018, superb 1 Bedroom Apartment located on this sought after modern development conveniently located for local shops, restaurants and main line station with links to London Euston. With spacious accommodation comprising a generous living room, kitchen with integrated appliances, large family bathroom and generous double bedroom. Situated in an enviable position with private patio area and allocated parking, this excellent apartment is a must see

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.

Larger Than Average One Bedroom Apartment

Ground Floor Situation

Secure Entry Phone System

Close To Town Centre & Amenities

Kitchen with Integrated Appliances

Allocated Parking

Constructed In 2018

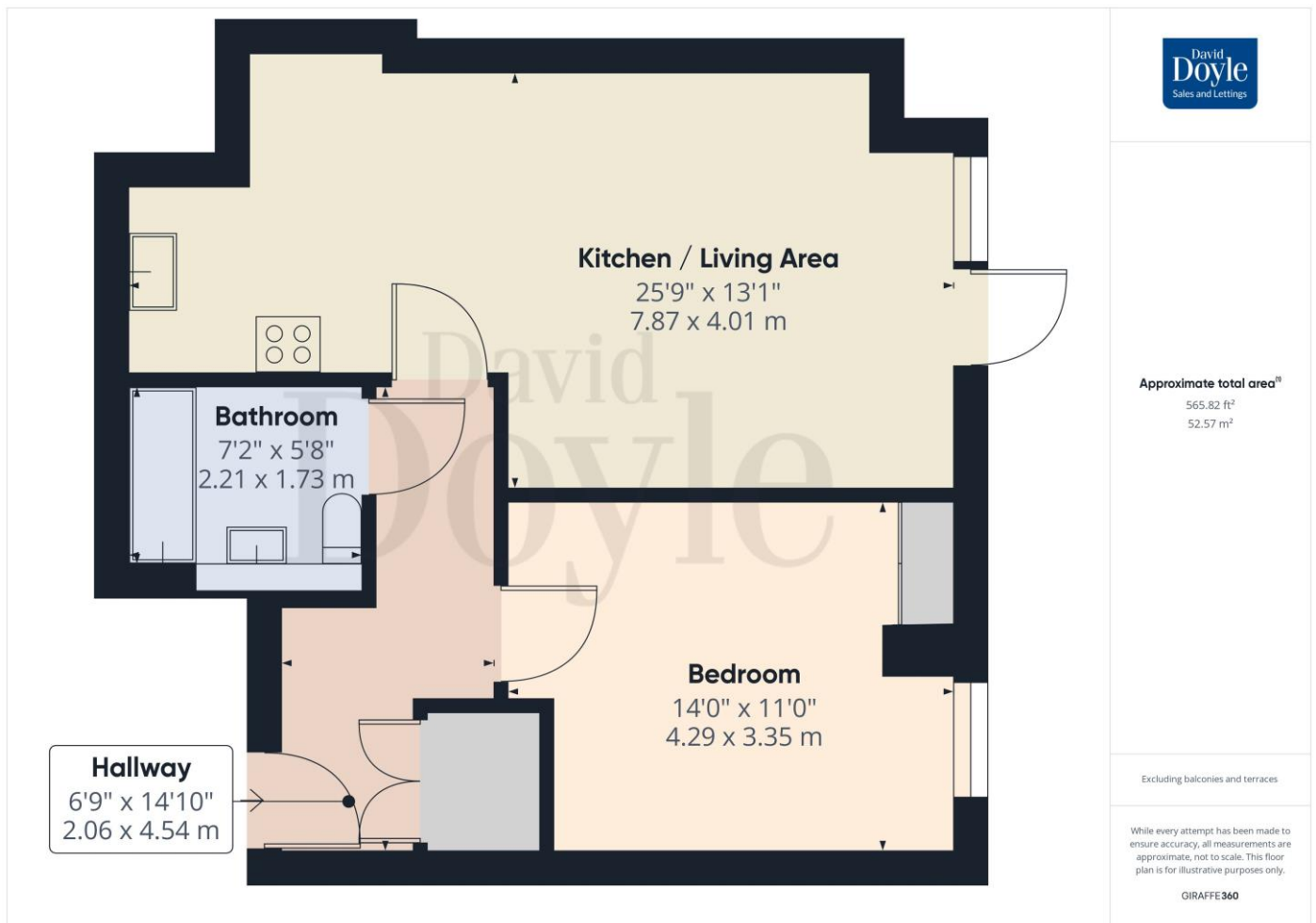
5 Years Remaining on New Build Warranty

NO UPPER CHAIN

Viewing Advised


Council Tax Band C

Tenure -Leasehold

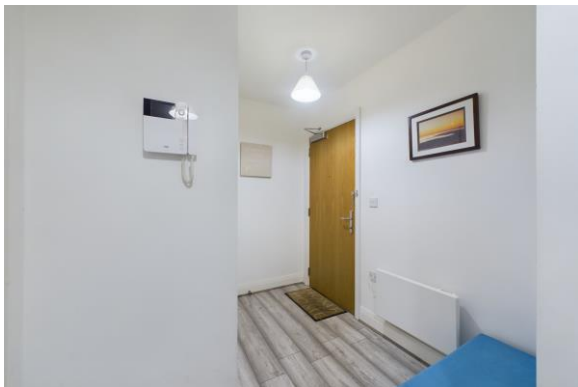


Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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

5b Kd Plaza, Hemel Hempstead, Hertfordshire, HP1 1AX

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?	2017
Council Tax Band	C
This year council tax charge	1380
Tenure	Leasehold
Remaining Lease Length	235 years
Ground Rent	550 per annum
Next ground rent review date	Jan 2025
Method of review/price increase	Average house price index
Service charge this year	1900 per annum
Name of management company	SHW limited
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Cable
What parking facilities does your property have	Permit Parking
Please state any costs per annum for parking	No

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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