

35 Gadebury Heights, Hemel
Hempstead, Hertfordshire,
HP1 1HG

David
Doyle
Sales and Lettings

Price £280,000 Leasehold



A beautifully spacious and inviting two double apartment ideally situated close to the bustling town centre of Hemel Hempstead, excellent amenities and travel links.. Located on the second floor, this residence offers a blend of modern convenience and comfortable living. NO UPPER CHAIN

Upon entering, you are greeted by a bright living area featuring French doors opening on to a balcony, allowing natural light to fill the space. The living area is thoughtfully designed with distinct seating and dining areas, providing ample room for relaxation and entertaining.

The apartment boasts a contemporary kitchen equipped with modern appliances, whether cooking for yourself or hosting guests, this kitchen offers functionality and style.

The generously sized master bedroom boasts an ensuite shower room. A second double bedroom offers comfortable accommodations for guests or family members. Additionally, a well appointed family bathroom with a shower over the bath ensures convenience for all residents.

For added convenience, the apartment includes allocated parking and a 106 year lease.

This generous two bedroom apartment with a balcony offers an ideal combination of comfort, convenience, and modern living, making it the perfect place to call home. Don` t miss the opportunity to experience the charm of this exceptional property firsthand. Schedule a viewing today.

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.

Outstanding Two Double Bedroom Apartment

Balcony With Lovely `Old Town` Views

Exceptional Condition Throughout

Allocated Parking Space And Attractive Communal Grounds

Close To Town Centre, Shops And Amenities

Master With EnSuite Shower Room

Open Plan Living/Dining Room

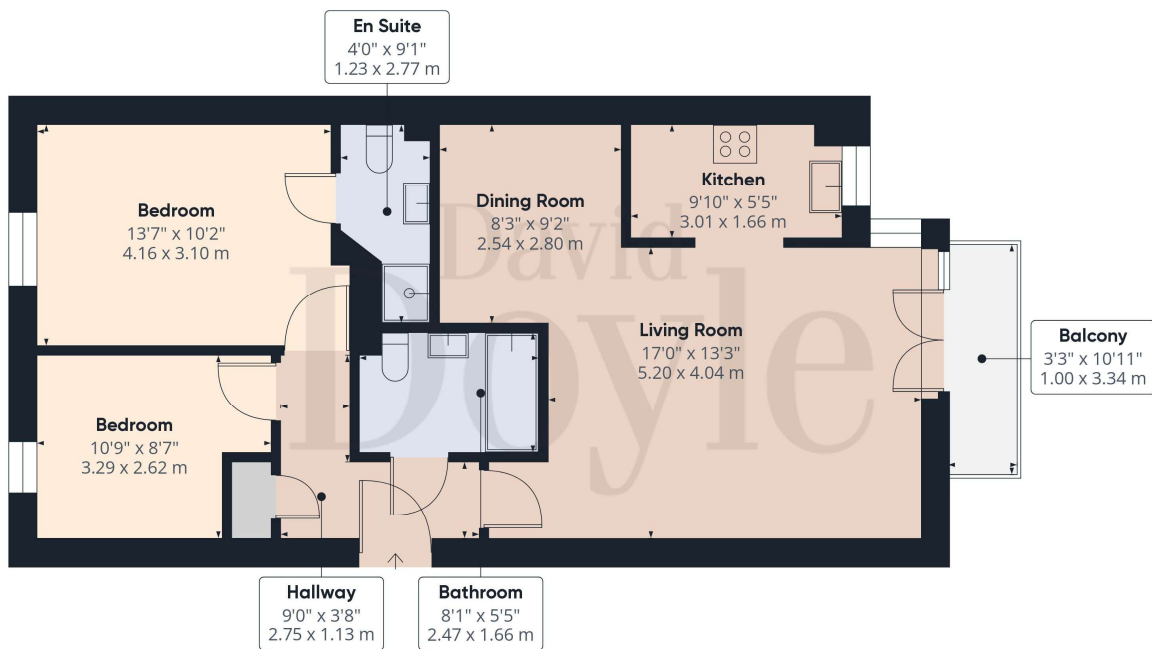
Contemporary Fitted Kitchen

NO UPPER CHAIN

Viewing A Must

Council Tax Band C

Tenure -Leasehold



Approximate total area⁽¹⁾

721.71 ft²
67.05 m²

Balconies and terraces
35.95 ft²
3.34 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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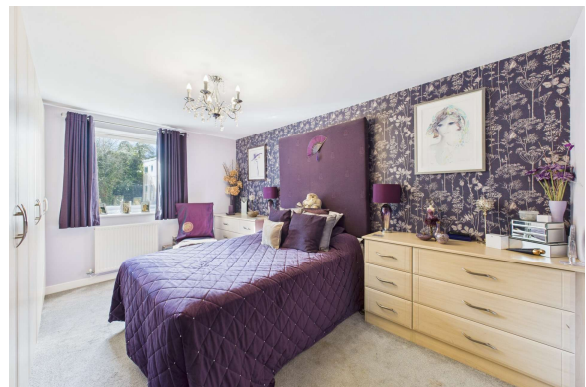
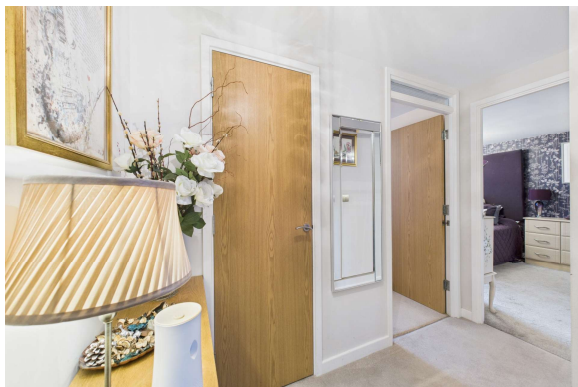
Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(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

35 Gadebury Heights, Hemel Hempstead, Hertfordshire, HP1 1HG

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?	2007
Council Tax Band	D
This year council tax charge	2271
Tenure	Leasehold
Remaining Lease Length	106 YEARS
Service charge this year	£2000
Name of management company	NOVA
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	X
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	SKY
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	0
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
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?	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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