

**163 Bennetts End Road, Hemel  
Hempstead, Hertfordshire,  
HP3 8DX**

David  
**Doyle**  
Sales and Lettings

**Guide Price £260,000** Leasehold



This well - presented two bedroom second floor apartment offers very good space throughout with a balcony. Positioned within the Bennetts End area that is within close proximity of local schools, amenities and shops.

Entering the property, you are welcomed by a hallway that leads onto a good size living room, storage cupboards, two double bedrooms and a well- proportioned kitchen with natural light throughout the whole property. Additionally, a balcony space completes the living accommodation.

On street parking is available, communal gardens can be accessed from the front entrance through the side alleyway.

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.

Good Sized Lounge

Balcony

Fitted Kitchen and Fitted Bathroom

Bathroom

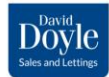
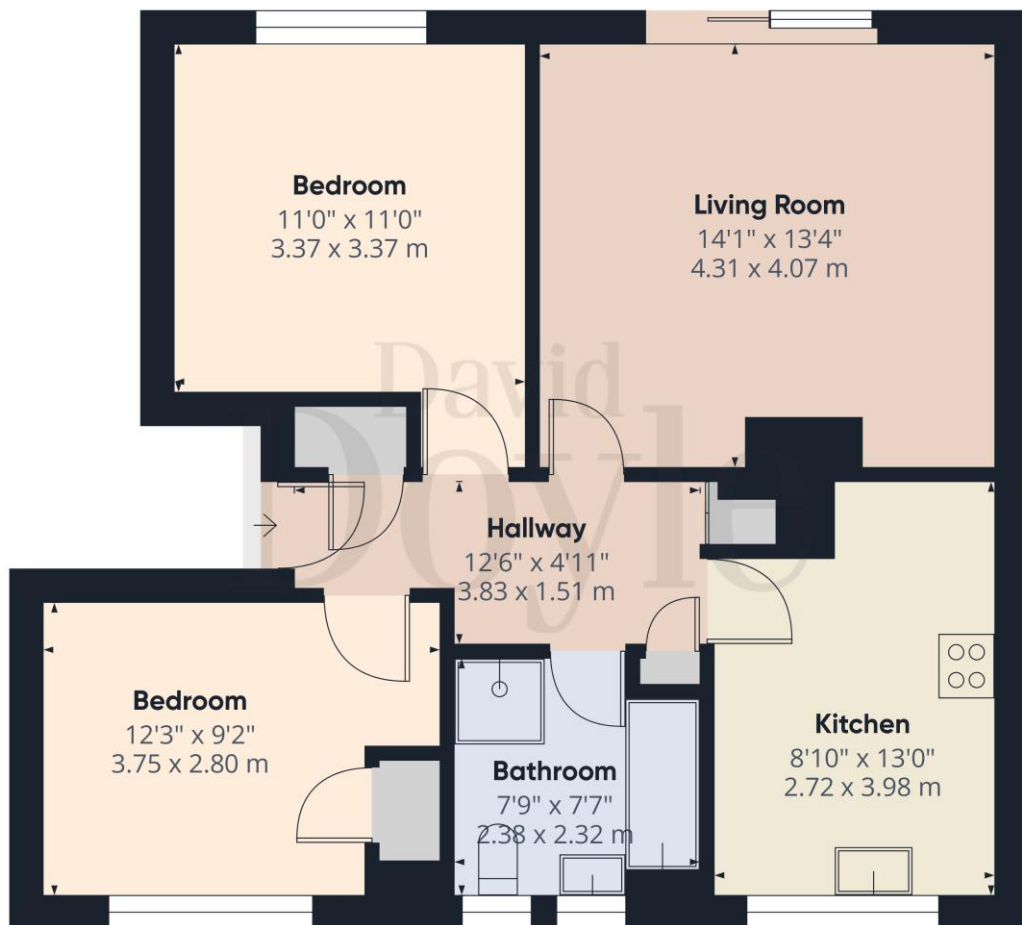
Gas Heating To Radiators

Bennetts End Area

Local Amenities and Shops Close By

Council Tax Band B

Tenure -Leasehold



**Approximate total area<sup>(1)</sup>**  
656.71 ft<sup>2</sup>  
61.01 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





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

## 163 Bennetts End Road, Hemel Hempstead, Hertfordshire, HP3 8DX

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?	1950
Council Tax Band	E
This year council tax charge	£1200
Tenure	Leasehold
Remaining Lease Length	92 years
Ground Rent	400
Next ground rent review date	?
Method of review/price increase	?
Service charge this year	£100
Name of management company	Dacorum Council
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Flat Roof
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 Fibre to the cabinet FTTC

Do you have a telephone  
connection? Unknown

What parking facilities  
does your property have None

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

is the property under 11  
meters high? No

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 is 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

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.