

David Doyle

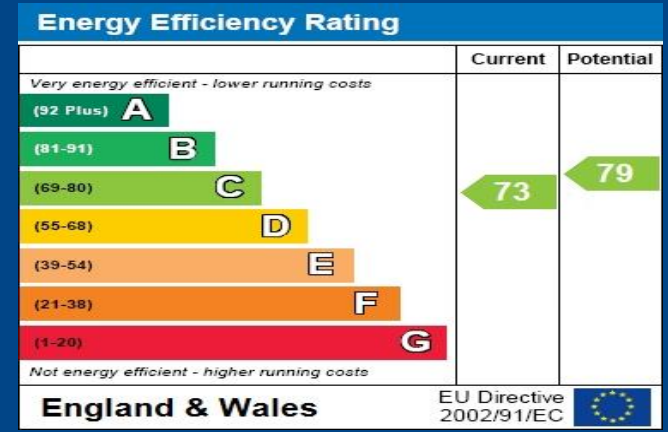
 **MAYFAIR**
OFFICE.CO.UK

ALBYN HOUSE

14 Albyn House
Alexandra Road
Old Town
Hemel Hempstead
HP2 5BE

Price £155,000 Leasehold

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk



A 2 Bedroom Second Floor Apartment situated on this retirement development for over 55's. Conveniently located for the Old Town, local shops and amenities. Lounge/Dining Room. Fitted kitchen. Bathroom . Double glazing. Communal garden. Communal Conservatory Lounge area. Communal parking.

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.

COMMUNAL ENTRANCE

Lift to second floor.

Front door to:-

ENTRANCE HALL

Shelved storage cupboard. Shelved airing cupboard with power. Access to loft space.

Storage heater. Coving. Doors to:-

LOUNGE/DINING ROOM

Double glazed bay window. Storage heater. Wall lights. Archway to:-

KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers. Roll top work surfaces and part tiled walls. Space for oven with extractor over. Space and plumbing for an automatic washing machine and slimline dishwasher. Space for fridge freezer. Double glazed window.

BEDROOM 1

Double glazed window. Built in mirror fronted wardrobe to one wall.

BEDROOM 2

Double glazed window. Electric panel heater.

BATHROOM

Refitted in white with chrome fittings and comprising a panelled bath with shower

unit over, vanity unit with a wash hand basin, mixer tap, storage under and a low level WC with a concealed cistern. Colour coordinated part tiled walls. Heated towel rail. Extractor fan.

COMMUNAL LOUNGE/CONSERVATORY

COMMUNAL GARDENS

COMMUNAL PARKING

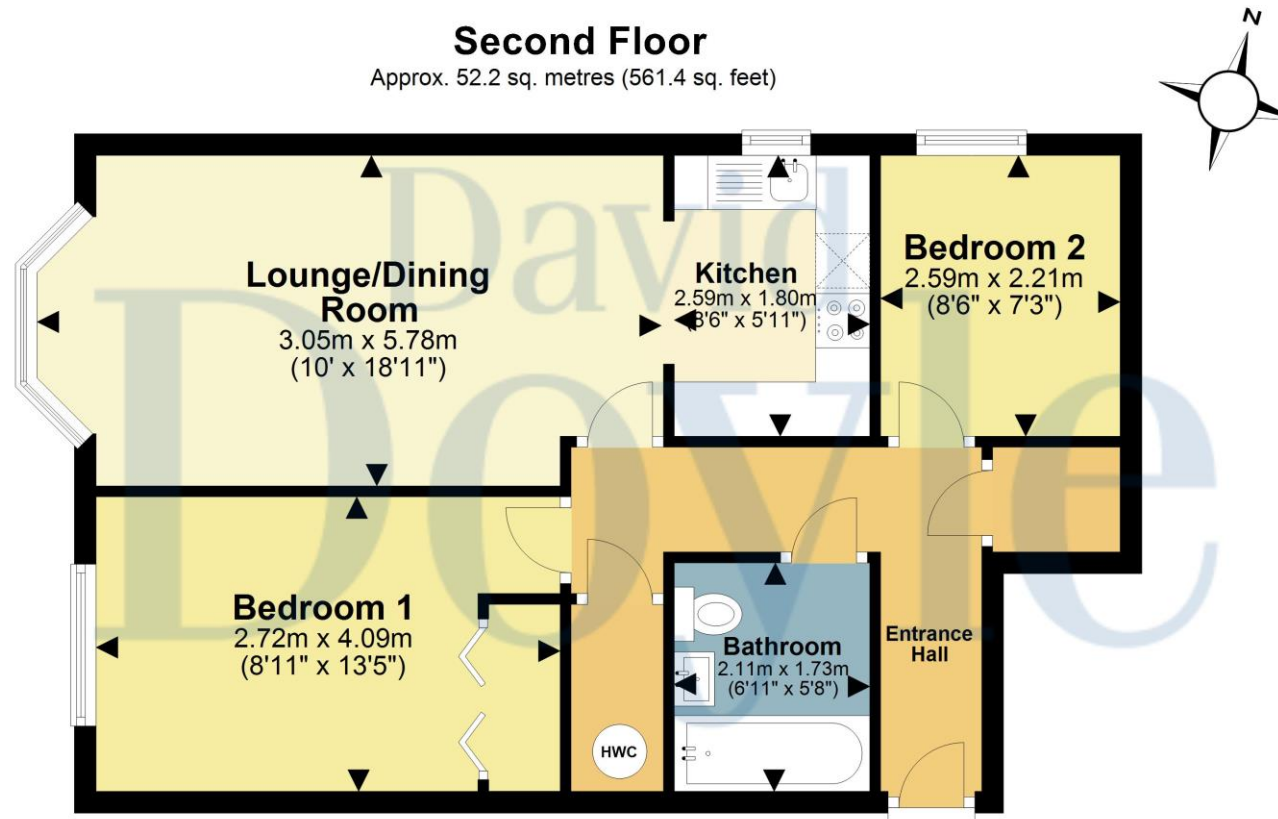
David
Doyle

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.



MAYFAIR
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 52.2 sq. metres (561.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

14 Albyn House
Alexandra Road
Hemel Hempstead
HP2 5BE



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671