



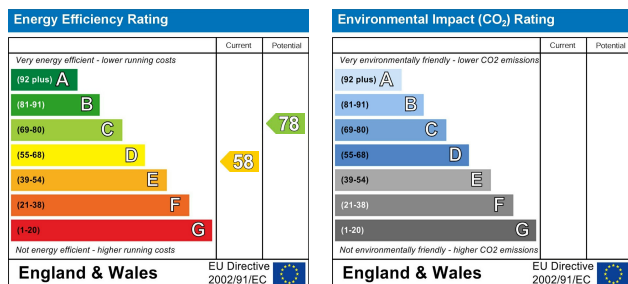
Alexandra Road, Hemel Hempstead, HP2 5BS
Asking price £250,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

A two bedroom flat situated on Alexandra Road, HP2, with accommodation spanning in excess of 900SQFT and in need of considerable modernisation throughout. Accommodation includes an entrance hallway, 21FT open plan living/dining room, two bedrooms, bathroom and separate w/c. Externally the property further benefits from an area of garden space and permit parking. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

The sellers have advised that the property has approximately 87 years remaining on the leasehold. The sellers have also advised that the property is subject to ground rent charges of £10 per year. There is a Buildings Insurance Charge which will be variable, communal electricity for the current financial year is estimated at £73.90 for 2025/26 the estimate is £82.18. Repairs to the building are recharged in arrears in the following financial year, and again are variable depending on the work carried out completed and paid for by Dacorum Council. This information should be verified with a solicitor prior to any exchange of contracts.



Floor Plan

Approx. 87.1 sq. metres (937.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

