

**23 Cavendish Court, Hemel  
Hempstead, Hertfordshire,  
HP3 9FH**

David  
**Doyle**  
Sales and Lettings

**Price £248,000** Leasehold



David Doyle are pleased to present to the sales market this well presented two bedroom first floor apartment situated within this exclusive modern development, conveniently located for the mainline railway station, shops and amenities. The apartment is well proportioned and comprises a secure communal entrance area with stairs to the first floor and a personal door to the apartment itself, opening to an entrance hall with a storage cupboard and doors to two bedrooms, the master with fitted wardrobes, a family bathroom, a large living/dining room and a well planned fitted kitchen. Externally, the development sits on lovely grounds with attractive communal grounds and plenty of off street parking. Further benefits include triple glazing, security entry phone and NO UPPER CHAIN.

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.

First Floor Apartment

2 Double Bedrooms

Triple Glazing

Spacious Lounge/Diner

Allocated Off Road Parking

Close to Mainline Railway Station

Close to Retail Park

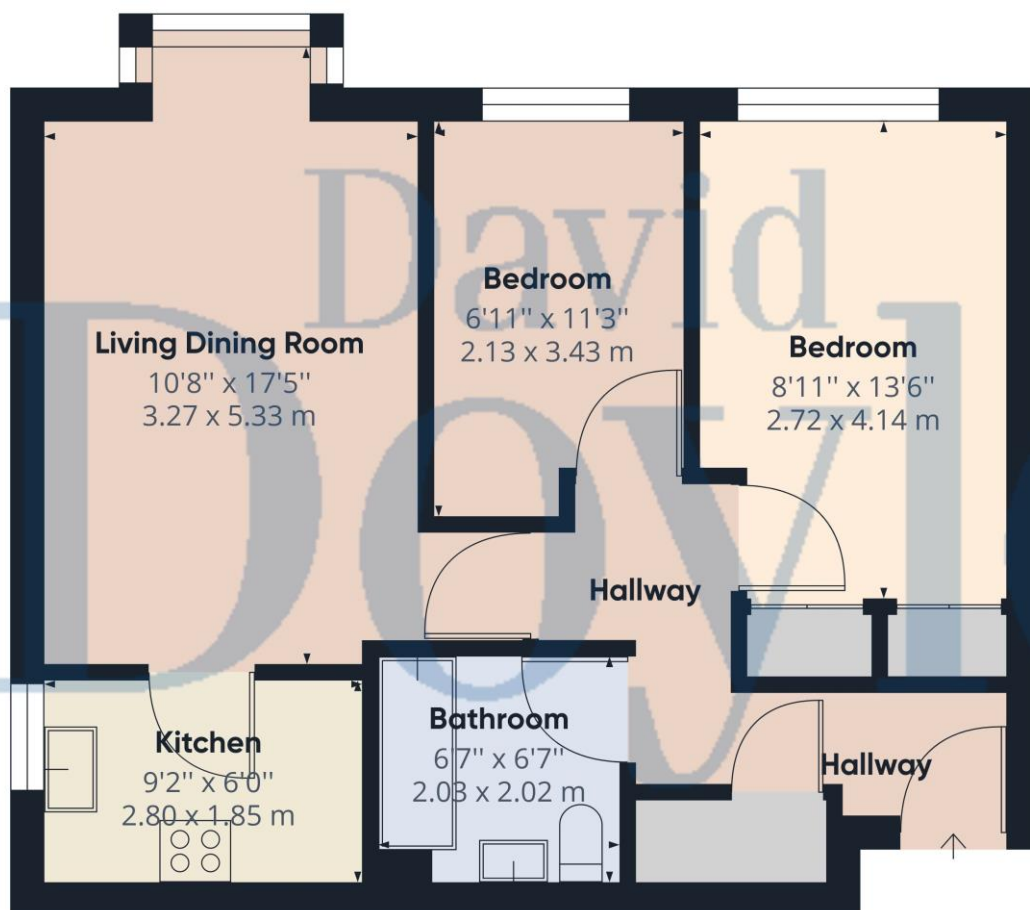
Secure Entry Phone System

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Tenure -Leasehold



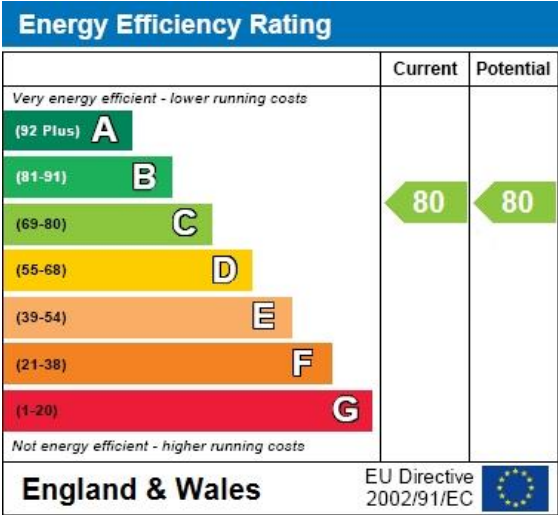
Approximate total area<sup>(1)</sup>  
570.07 ft<sup>2</sup>  
52.96 m<sup>2</sup>

(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.

GIRAFFE360

Scan here for more details







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?	1992
Council Tax Band	C
This year council tax charge	£1925.37
Tenure	Leasehold
Remaining Lease Length	97
Ground Rent	£160.00
Next ground rent review date	N/A
Method of review/price increase	N/A
Service charge this year	£1000.00
Name of management company	Sebright Property Management
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
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?	Electric
How is your broadband supplied	N/A
Do you have a telephone connection?	None
What parking facilities does your property have	Shared
Please state any costs per annum for parking	N/A

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?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	Not allowed to park any vehicle that is not taxed and MOT's and in a road worthy condition. No repairs can be carried out. No Caravans or other trailed vehicles.
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

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

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