

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**The Annexe, 20 Kilncroft,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP3 8HH**

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

Price £800 pcm To Let



A self contained annexe*, located in the highly desirable area of Leverstock Green, with gas central heating and garden access. Council Tax, Water, Gas & Electric Bills Included. The property benefits from a large living space, a refitted bathroom and access to a shared utility/workshop area. Shops, schools & amenities are within walking distance and there are excellent travel links. The property is unfurnished & is available now.

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. Jarman Park & The Snow Centre are also nearby.

To view this property prospective tenants are expected to earn 30 times the monthly rental

figure to pass referencing. If self employed you will be required to give details of your accounts showing suitable earnings. The landlord has stipulated no smokers or pets.

*Please note although the annexe is self contained, there is a shared corridor leading to the private bathroom & the shared utility/workshop area (as per photograph 6).

Self Contained Annexe

Single Occupancy Only

Council Tax, Water, Gas & Electric Bills Included

Garden Area

Large Living Space

Refitted Bathroom

Shared Utility/Workshop Area

Excellent Travel Links

Close To Shops, Schools & Amenities

Unfurnished & Available Now

Council Tax Band F

Tenure - To Let

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

The Annexe, 20 Kilncroft,
Leverstock Green, Hemel
Hempstead, Hertfordshire HP3



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