

**Flat 4, 17 Alexandra Road,
Hemel Hempstead,
Hertfordshire, HP2 5BS**

David
Doyle
Sales and Lettings

OIEO £300,000 Leasehold



David Doyle are delighted to offer to the Sales Market this exceptional two double bedroom first floor apartment situated in this select Old town Development of only five apartments. The accommodation is well planned and beautifully presented, comprising a spacious entrance hall with a security entry phone, loft access and doors to two double bedrooms, the contemporary bathroom arranged with a white suite, chrome sanitary ware and fully tiled walls and the beautiful open plan living area incorporating the fully integrated kitchen arranged with a range of wall and base units and coordinating work surfaces, distinct living and dining areas and a lovely private balcony enjoying views of the surrounding area. Externally, the apartment benefits from secure allocated parking, further visitors parking nearby and well maintained communal areas. Offered in excellent decorative order throughout, an appointment to view is much recommended to appreciate this superb apartment.

This exclusive development at 17, Alexandra Road was constructed in approximately 2018 and has many benefits including solar panels, double glazed sash windows and its own property management company that controls the maintenance of the building with no annual service charges. *NB - Our vendor advises any maintenance costs would be split between the five apartments but there have been none to date.*

The nearby 'Old Town` High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary`s Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Two Bedroom Apartment

Secure Parking

Exceptional Order Throughout

Balcony

Distinct Living & Dining Areas

Old Town Location

Close To Shops & Restaurants

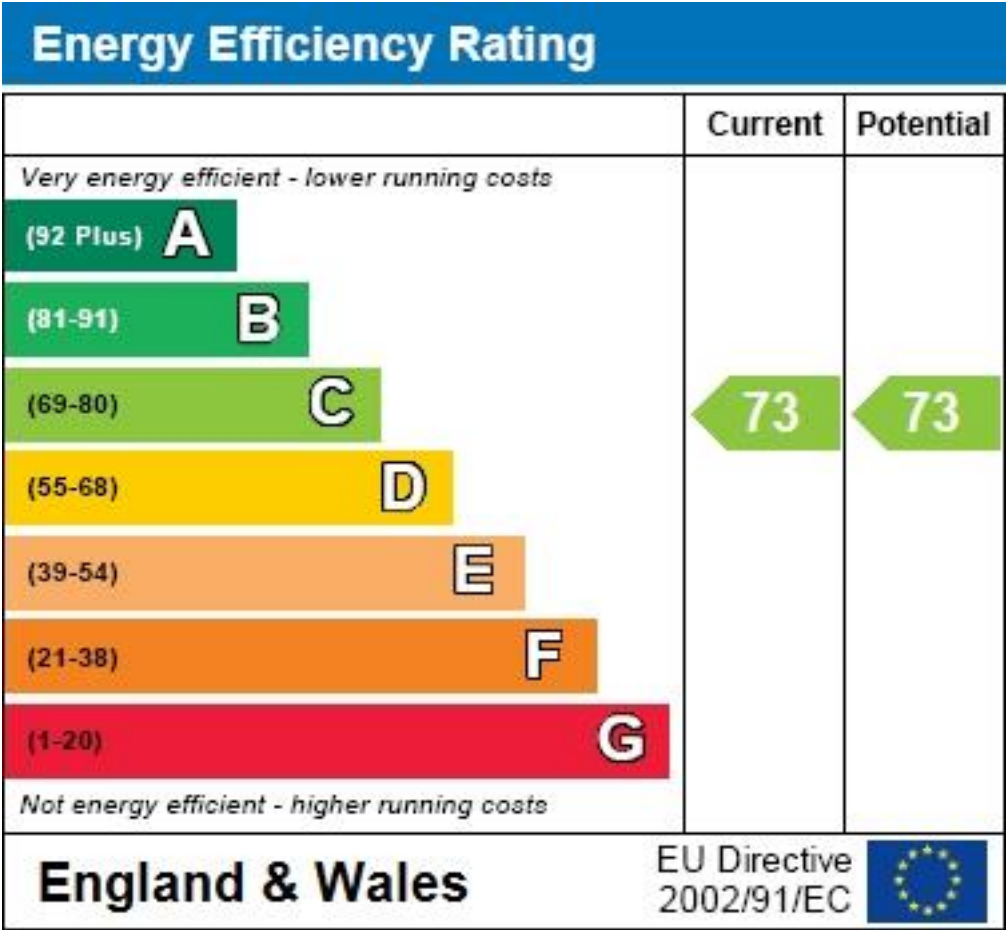
NO UPPER CHAIN

Viewing Advised

Council Tax Band B

Tenure -Leasehold







CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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.