

**110 Livingstone Walk, Hemel
Hempstead, Hertfordshire,
HP2 6AL**

David
Doyle
Sales and Lettings

Offers Over £170,000 Leasehold



This refurbished first floor 1 bedroom apartment offers stylish and spacious accommodation while being conveniently located for local shops, amenities and the M1 Motorway networks. The apartment comprised an open plan lounge dining room with wide plank wood effect flooring, a newly fitted kitchen, bathroom, entrance hall and a spacious bedroom. The kitchen is an outstanding feature and has been fitted to a high standard with a range of matching high gloss wall and floor mounted units, square edge work surfaces, colour co-ordinated tiled splash backs, concealed lighting and feature track lighting. With the added benefit of double glazing and gas heating to radiators, viewing is highly recommended to full appreciate what this apartment has to offer.

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.

Spacious and stylish accommodation

Open plan lounge dining room

Newly fitted kitchen finished to a high standard

Bathroom

Generous bedroom

Entrance hall

Double glazing

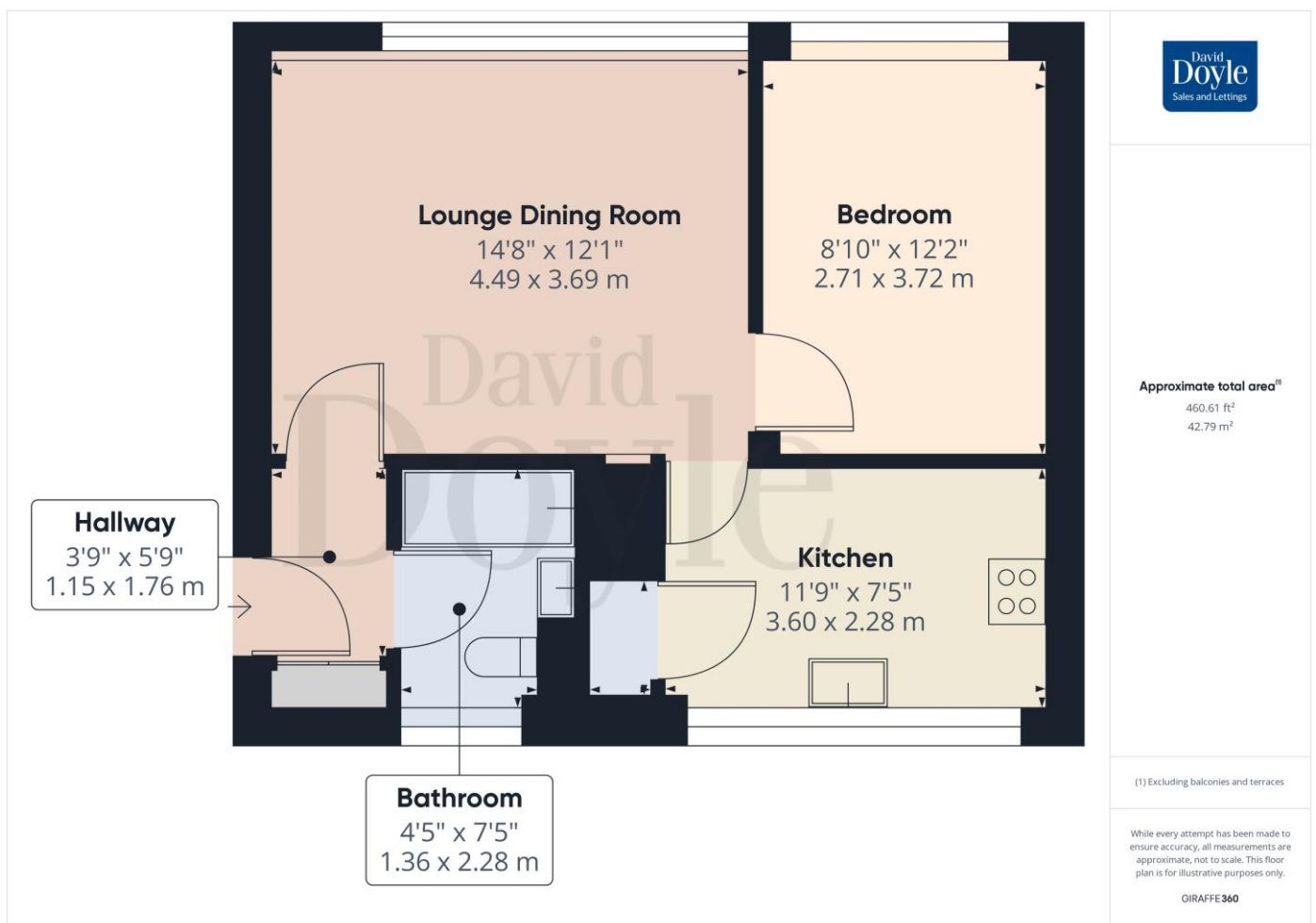
Gas heating to radiators

Conveniently located for local amenities

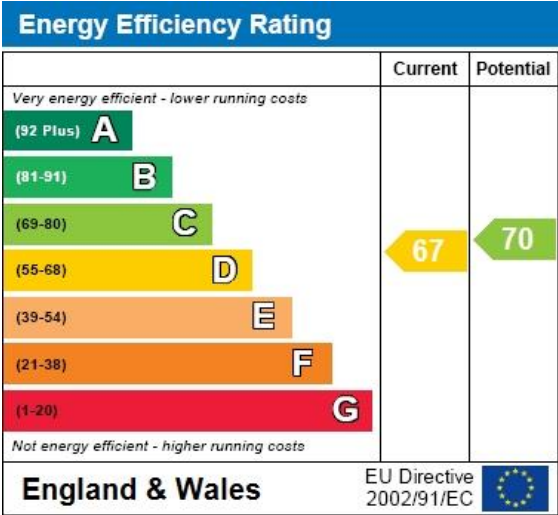
Viewing is a MUST

Council Tax Band B

Tenure -Leasehold



Scan here for more details





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

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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?	1950
Council Tax Band	B
This year council tax charge	1200
Tenure	Leasehold
Remaining Lease Length	110
Ground Rent	150
Next ground rent review date	May
Service charge this year	600
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?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking

0

Are you aware of any asbestos containing material in the property?

No

Are smoke alarms installed at the property?

No

Is the property an apartment?

No

Is the property in a conservation area?

No

Is the property listed?

No

Are there any restrictive covenants?

No

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

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.