

**4 St Margarets Way
Leverstock Green
HP2 4PA**

David
Doyle
Sales and Lettings

Guide Price £260,000 Leasehold



Two Double Bedroom Ground floor Maisonette with a private garden and NO UPPER SALES CHAIN situated in the much sought after location of Leverstock Green which offers excellent amenities including a local parade of shops, highly regarded schooling and bus routes to St Albans and Hemel Hempstead. In good order throughout yet with scope for updating, the accommodation comprises a covered porch area with large storage cupboard, generous dual aspect living/dining room, fitted kitchen, two double bedrooms with fitted wardrobes and a spacious shower room. Externally, the property has a private rear garden with lawn, mature plants and shrubs, fenced boundaries and a brick built shed. Further benefits include Double Glazing and Gas Central Heating. Call Now To View.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

Ground Floor Maisonette

Two Double Bedrooms

Ample Storage

Leverstock Green Situation

Private Rear Garden

89 Year Lease

Amenities & Bus Routes Close At Hand

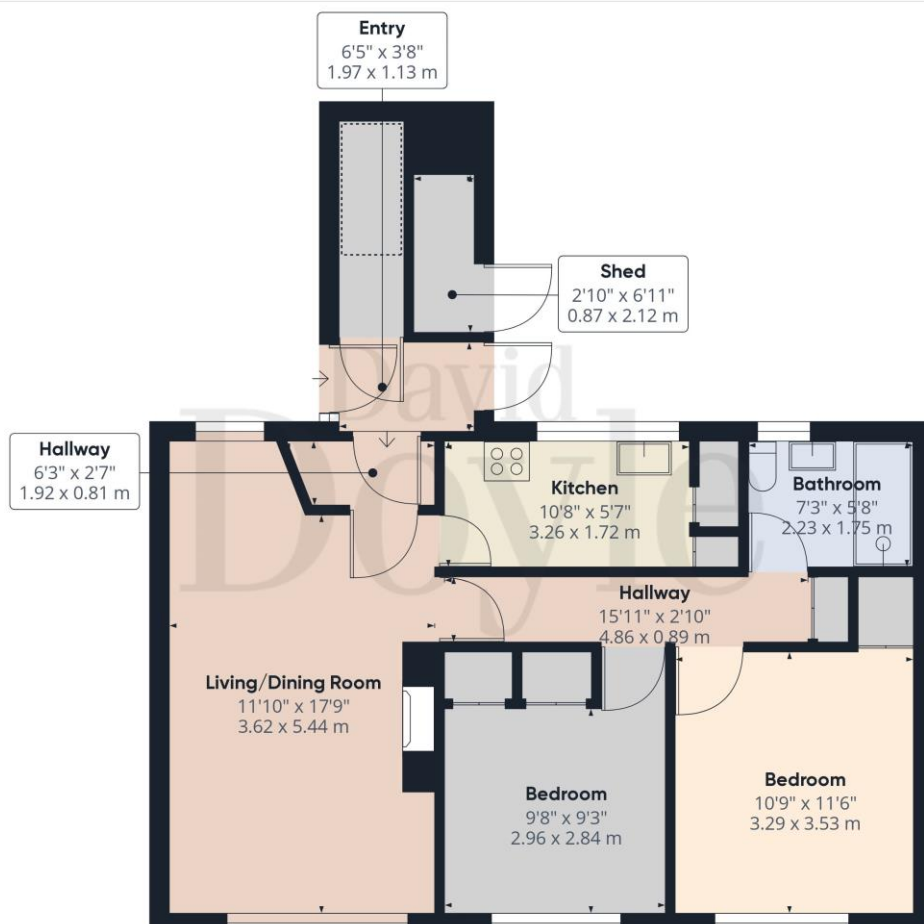
Spacious Room Sizes

NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

Tenure -Leasehold



Approximate total area[®]
730.3 ft²
67.85 m²

Reduced headroom
17.26 ft²
1.6 m²

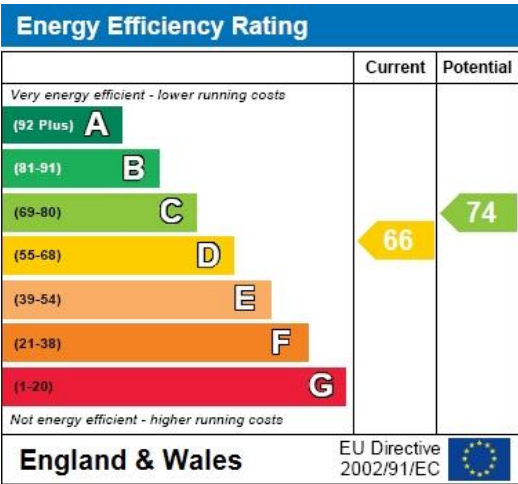
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





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

4 St Margarets Way, Hemel Hempstead, Hertfordshire, HP2 4PA

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?	1960's
Council Tax Band	c
This year council tax charge	1836.68
Tenure	Leasehold
Remaining Lease Length	89
Ground Rent	10
Next ground rent review date	Mar 25
Service charge this year	148.97
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	None connected
What parking facilities does your property have	None
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? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? 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? Yes

If yes please give details of the adaptations Shower room

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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