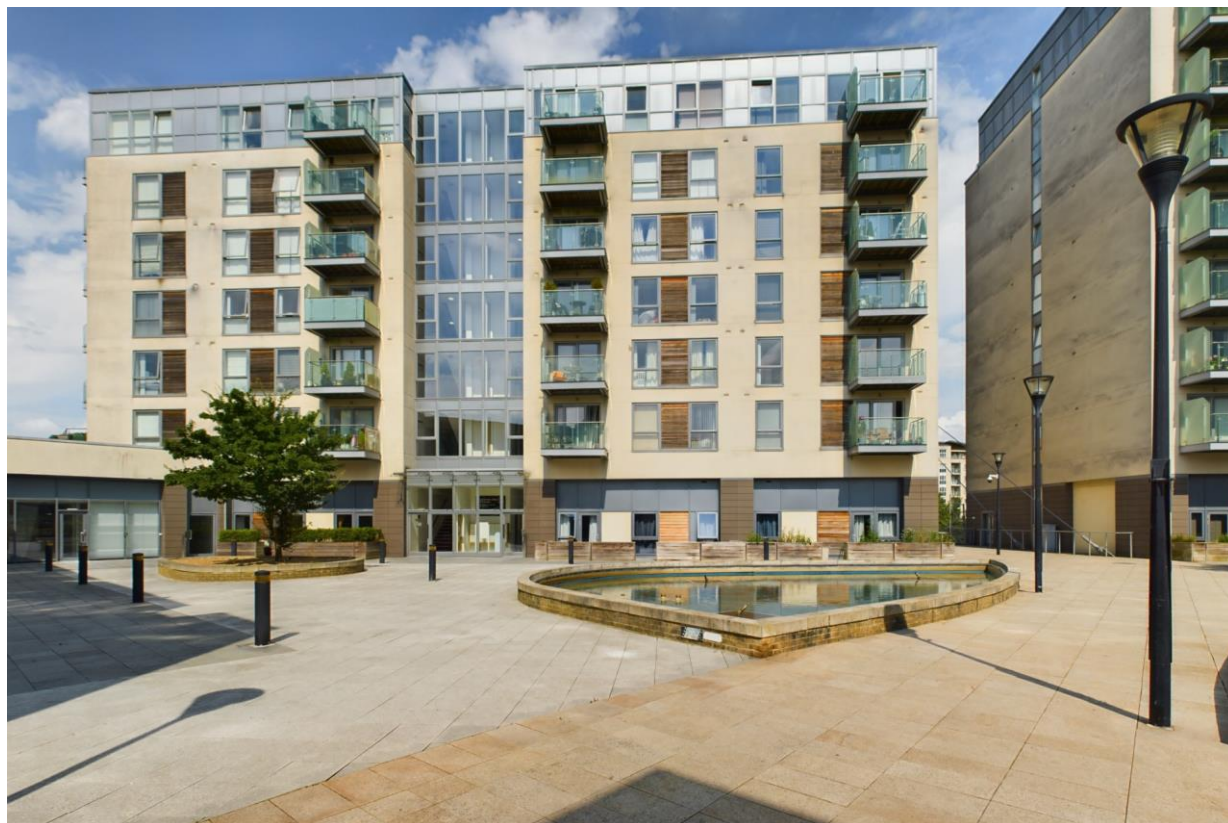


**34 Cranstone Lodge, Hemel  
Hempstead, Hertfordshire,  
HP1 1AJ**

David  
**Doyle**  
Sales and Lettings

**£270,000** Leasehold



An Exceptional example of a two bedroom executive apartment with an under cover allocated parking space and glorious far reaching southerly facing views from its private balcony. The property is presented in immaculate order throughout and the accommodation is spacious and well planned to comprise a generous entrance hall, a large utility cupboard, an open plan living area incorporating a fully integrated kitchen and leading to its private balcony, two bedrooms, the master with an ensuite and a spacious family bathroom. Cranstone Lodge benefits from a secure entry phone system, a lift and attractive communal grounds. This apartment has been very well maintained by its current owners and an internal viewing is a must to truly appreciate all it has to offer. 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.

Exceptional 2 bedroom executive apartment

Ensuite to master bedroom

Lounge/Dining room with balcony

Fitted Kitchen with integrated appliances

Bathroom

Double glazing

Allocated parking

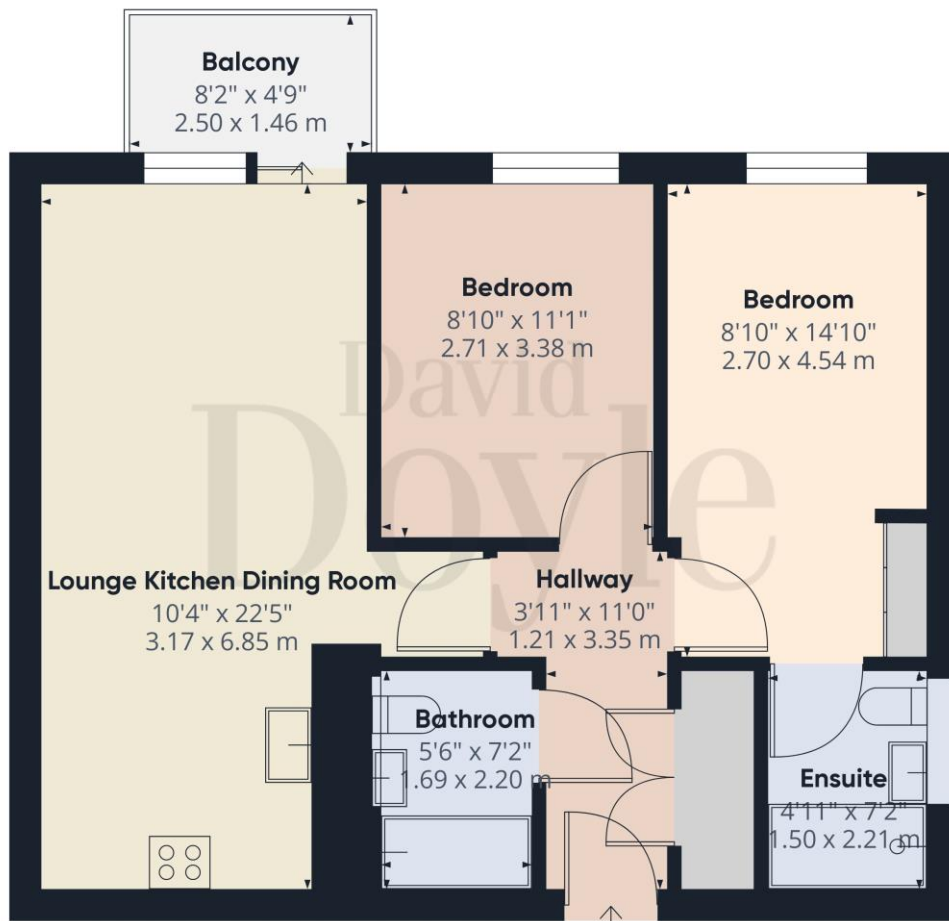
Conveniently located for local shops, amenities and mainline railway station

Lift

NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold



Approximate total area<sup>(1)</sup>  
621.72 ft<sup>2</sup>  
57.76 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.

GIRAFFE 360

Scan here for more details





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

## 34 Cranstone Lodge, Hemel Hempstead, Hertfordshire, HP1 1AJ

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?  | 2007   |
| Council Tax Band   | D  |
| This year council tax charge                                       | £2,166.04  |
| Tenure   | Leasehold 136 years  |
| Ground Rent  | £473.75 per annum  |
| Next ground rent review date                                       | May 2025   |
| Service charge this year   | £696.47 per quarter  |
| Name of management company   | Dandara as the building. Innovus do the ground rent, Stiles HARold Williams do the service charge. |
| Is the property shared ownership                                   | No   |
| Are there any maintenance charges for the road                     | No   |
| Construction type  | Unsure   |
| 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?                           | No - electricity   |
| 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?                                      | Yes           |
| Is the property an apartment?  | Yes           |
| is the property under 11 meters high?  | No            |
| Are you aware of any works required to the block?                                | Yes           |
| 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                                    | Lift to floor |
| 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.