

**Alexandra Mansions, 30d
Alexandra Road, Old Town,
Hemel Hempstead,
Hertfordshire. HP2 5BS**

David
Doyle
Sales and Lettings

Offers Over £280,000 Leasehold



This spacious 2 bedroom second floor apartment with a private garden is located in the historic and picturesque `Old Town` in Hemel Hempstead. The apartment is conveniently located for local shops, restaurants, bars, coffee shops and Gadebridge Park.

On entering the apartment you are greeted by a spacious and impressive entrance hall that offers scope for a study area. The living room benefits from a bay window with sash windows and a feature fireplace. The dining room is dual aspect and again features sash windows and a door that offers access to the kitchen. The kitchen is fitted with a range of matching shaker style wall and floor mounted units, colour coordinated work surfaces, a stainless oven / grill, stainless steel 4 burner gas hob with an extractor over, space and plumbing for an automatic washing machine and under counter space for a fridge and freezer. The kitchen also benefits from a useful storage cupboard that houses the wall mounted gas boiler. The two bedrooms are located to the front of the apartment, the primary bedroom is of a very generous size. The bathroom is fitted in white with chrome fittings and features a panelled bath with a shower over, a pedestal wash hand basin and a low level WC. The garden is located to the rear of the apartments and is access via a passage way to the side of 28 Alexandra Road. As you walk down this passage way you will also see a storage shed for 30d Alexandra Road.

Viewing is highly recommended.

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.

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 2 bedroom apartment with garden located in the historic area of Hemel Hempstead 'Old Town'

Living room with bay sash windows and a feature fireplace

Dual aspect dining room

Fitted kitchen

Spacious and impressive entrance hall

Generous main bedroom

Bathroom

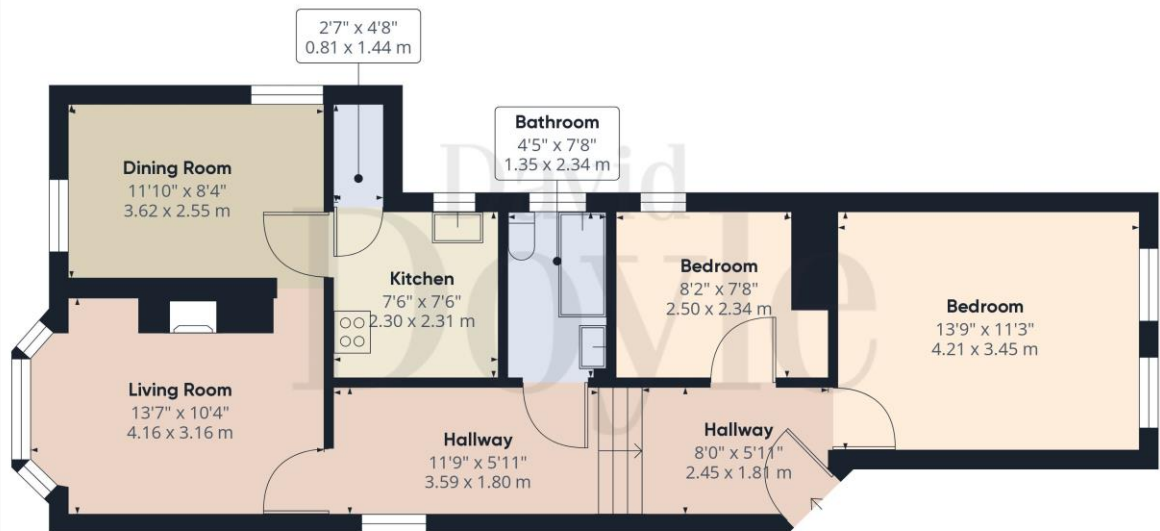
Rear garden and outside storage space

Viewing is a MUST

NO UPPER CHAIN

Council Tax Band C

Tenure -Leasehold



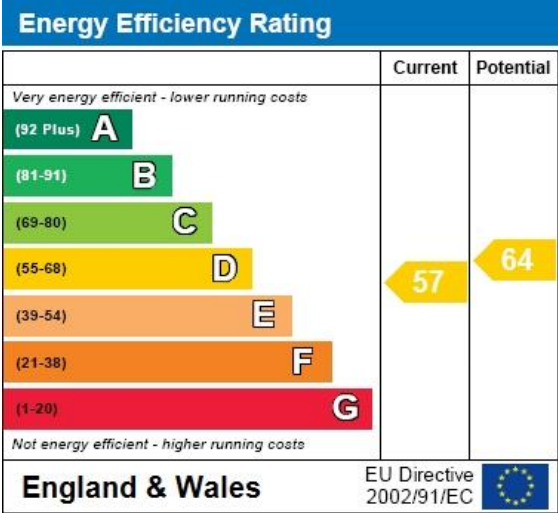
Approximate total area¹⁾
687.04 ft²
63.83 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

Alexandra Mansions, 30d Alexandra Road, Old Town, Hemel Hempstead, Hertfordshire, HP2 5BS

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?	1900
Council Tax Band	C
This year council tax charge	1923
Tenure	Leasehold Service charge £300 per year, Ground Rent £10 per year. Lease term 89 year to run.
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 to the cabinet FTTC
Do you have a telephone connection?	Unknown
What parking facilities does your property have	None Permit Parking
Please state any costs per annum for parking	£50 apx
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? 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? 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.