

128 Kd Tower, Hemel
Hempstead, Hertfordshire,
HP1 1AT

David
Doyle
Sales and Lettings

Price £280,000 Leasehold



This spacious and well presented 2 bedroom 13th floor apartment enjoys far reaching panoramic views while being conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston.

An outstanding feature of this apartment is the dual aspect open plan lounge kitchen dining room that makes the most of those stunning far reaching views and offer access out to the covered balcony. The kitchen is fitted with a range of matching wall and floor mounted units and also benefits from a range of integrated appliances. The covered balcony offers a private outside space and again enjoys far reaching views. The entrance hall benefits from a double airing cupboard and also has space and plumbing for an automatic washing machine. The primary bedroom has a double built in wardrobe and the added luxury of an ensuite shower room. The shower room is fitted in white with chrome fittings and comprises a shower with a fitted glass shower door, a contemporary wall hung wash hand basin, a low level WC and a chrome heated towel rail. The apartment is completed with a second bedroom and a family bathroom. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a contemporary wall hung wash hand basin, a low level WC and a chrome heated towel rail. With an allocated parking space and NO UPPER CHAIN viewing is a MUST.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

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 well presented 2 bedroom apartment that enjoys far reaching views

Dual aspect open plan lounge kitchen dining room

Kitchen with integrated appliances

Balcony

Primary bedroom with built in double wardrobe and ensuite shower room

Bedroom 2

Family bathroom

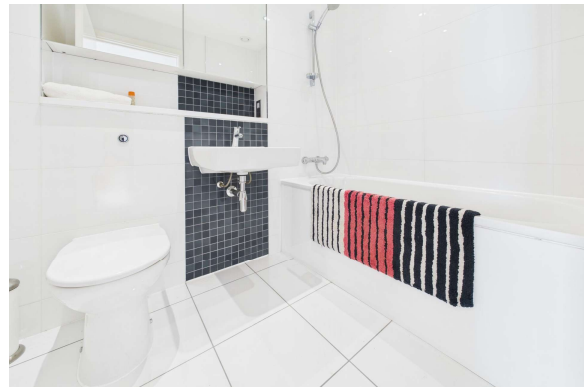
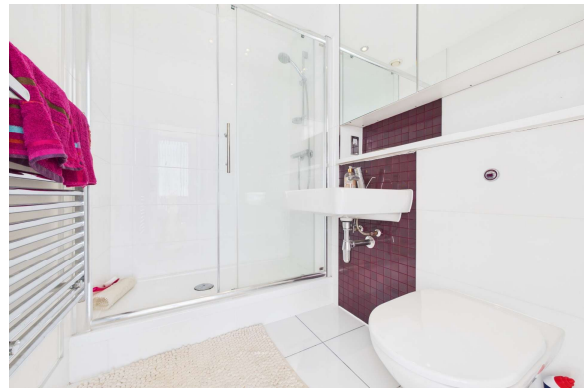
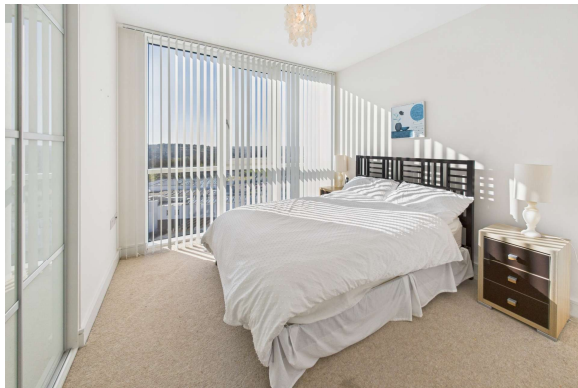
Allocated parking

NO UPPER CHAIN

Call NOW to arrange a viewing

Council Tax Band D

Tenure -Leasehold



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? 1960

Council Tax Band D

This year council tax charge 2188

Tenure Leasehold

Remaining Lease Length 235

Ground Rent £473.75 next review date 1st September 2025

Service charges £2,459.80 per year

Name of management company Image management company

Is the property shared ownership Yes

Are there any maintenance charges for the road No

Construction type I don't know

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? Electric wall heaters

How is your broadband supplied Don't know

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway
Flat comes with an allocated parking bay

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? No

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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