

Flat 5, 31 High Street, Old
Town, Hemel Hempstead,
Hertfordshire, HP1 3AA

David
Doyle
Sales and Lettings

Price £220,000 Leasehold



This 1 bedroom ground floor maisonette is situated in the historic Old Town with its cobbled high street and range of cafes, restaurants and bars. Also within walking distance are Gadebridge Adventure Park, the Hemel skate and water park.

The property is arranged with an open plan lounge dining room that leads in to the kitchen. The kitchen is fitted with a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers. The bedroom is of a generous size and dual aspect while the shower room has been luxuriously refitted. The welcoming entrance hall offers access to all the rooms and out to a private patio seating area for outside entertaining. 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, cobble streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

NB This property has a Grade II curtilage listing

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.

Located in the sought after Old Town is this 1 bedroom ground floor maisonette

Open plan lounge dining room

Fitted kitchen

Luxuriously refitted shower room

Generous bedroom

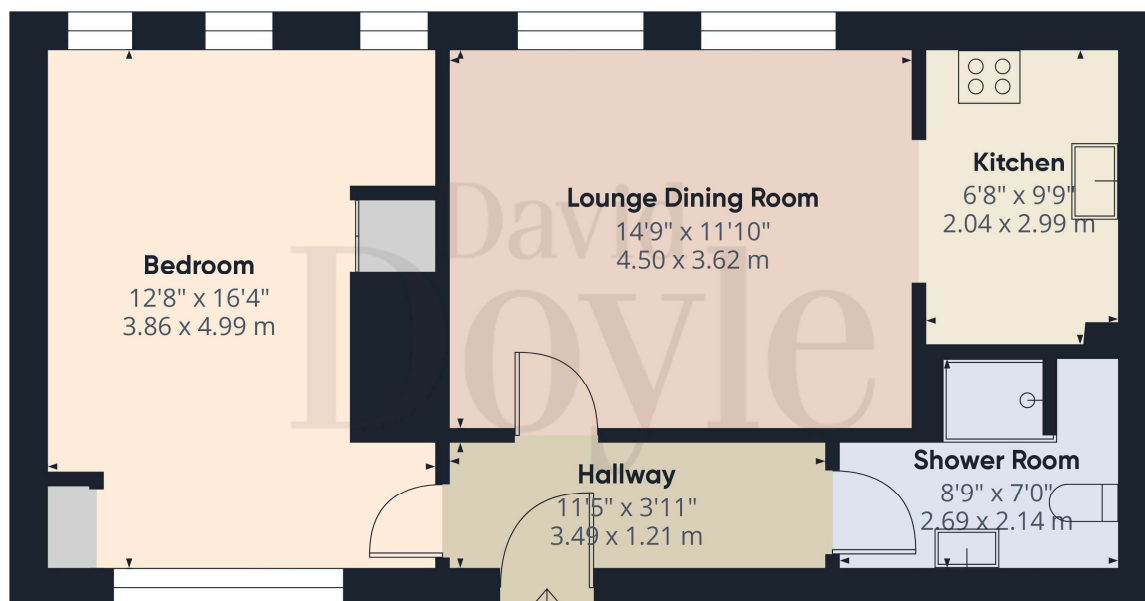
Welcoming entrance hall

Outside seating area

Viewing is a MUST

Council Tax Band C

Tenure -Leasehold



Approximate total area⁽¹⁾
526.68 ft²
48.93 m²

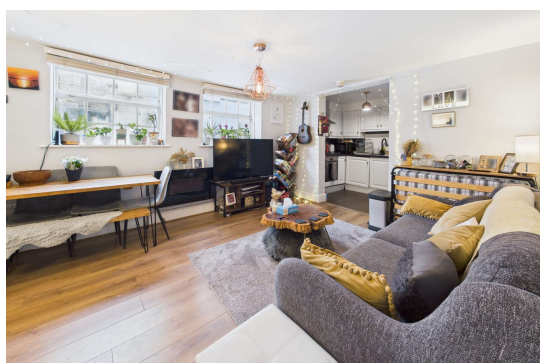
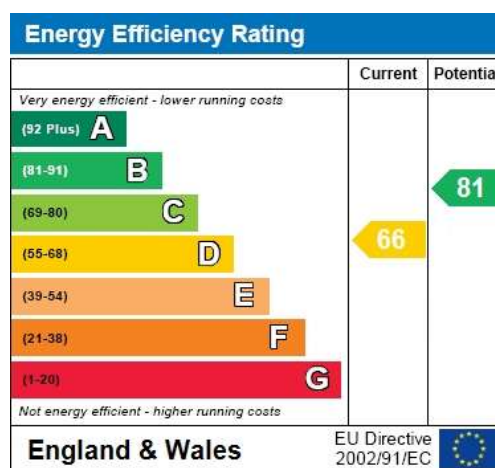
(1) Excluding balconies and terraces

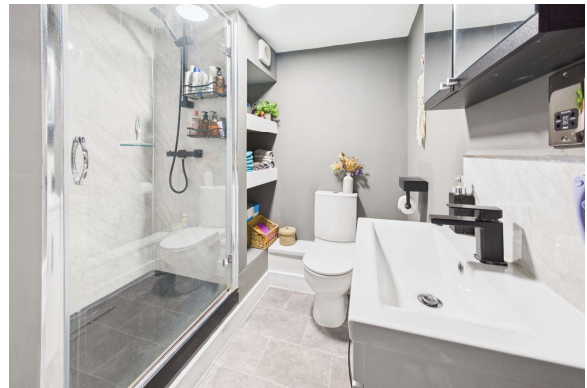
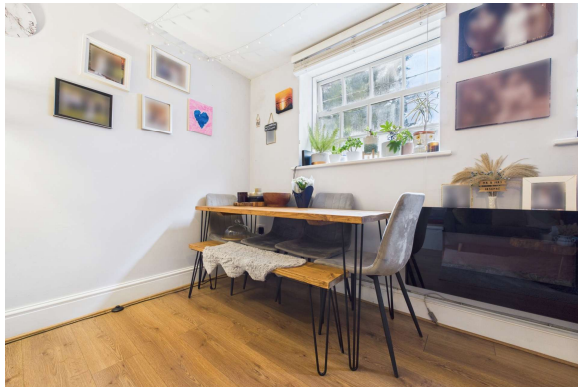
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

Flat 5, 31 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AA

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?	Don't know (pre-2000)
Council Tax Band	C
This year council tax charge	2,018.69
Tenure	Leasehold
Remaining Lease Length	105 years
Service Charge	£1,933pa
Ground Rent	£200 pa
Next ground rent review date	Don't know
Method of review/price increase	Don't know
Service charge this year	TBC
Name of management company	HML
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	All electric
How is your broadband supplied	Cable

Do you have a telephone connection?	Landline
What parking facilities does your property have	None Space outside can be rented, or lots of on street parking nearby
Please state any costs per annum for parking	Don't know
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?	Yes
What grade of listing is the property?	Grade 2 curtilage listing
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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