

**1 Victoria Place, Alexandra Road,  
Old Town, Hemel Hempstead,  
Hertfordshire, HP2 5XQ**

David  
**Doyle**  
Sales and Lettings

**Price £187,500** Leasehold



This 1 bedroom ground floor apartment with an allocated parking space and no upper chain is conveniently located for local shops, amenities and Hemel Hempstead Old Town. The property is arranged with a good sized open plan lounge dining room, a fitted kitchen, an inner hallway that leads to the bedroom, bathroom and high ceiling throughout. Viewing is highly recommended. **NO UPPER CHAIN.**

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.

## Ground floor 1 bedroom apartment with NO UPPER CHAIN

Convenient for local shops, amenities and Hemel Hempstead Old Town

Open plan lounge dining room

Fitted Kitchen

Bathroom

Allocated parking

The property benefits from its own entrance

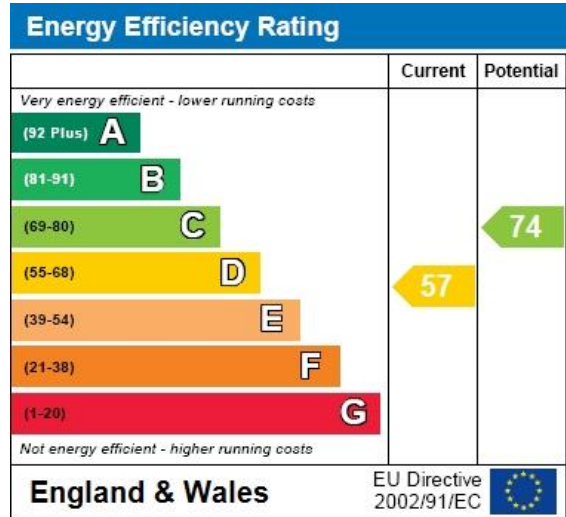
Viewing is a MUST

Council Tax Band B

Tenure -Leasehold



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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?	1990
Council Tax Band	b
This year council tax charge	1607.09
Tenure	Leasehold
Remaining Lease Length	91
Ground Rent	£50
Next ground rent review date	not none
Method of review/price increase	not known
Service charge this year	£866.68
Name of management company	s r wood and son ltd
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?	none
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	electric
How is your broadband supplied	Not connected
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	none
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

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