

**53 Swan Court., Hemel
Hempstead, Hertfordshire,
HP1 1DS**

David
Doyle
Sales and Lettings

Offers in Excess of £380,000 Leasehold



Superbly presented 3 Double bedroom Duplex apartment located in this modern development conveniently located for local shops, amenities and main line station with links to London Euston.

Open plan lounge kitchen dining room. Kitchen with 'Granite' work surfaces and integrated appliances. Ground floor Shower room. Double glazing. Three first floor Double Bedrooms. Master Bedroom with En Suite. Large Balcony. Solar Panels 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.

Modern Town Centre Development

Fantastic Duplex apartment

Open Plan Reception/Kitchen

Three Double Bedrooms

Modern Fitted Shower Room To Ground Floor

Master Bedroom Of Exceptional Size With En Suite

Bi Fold Doors To Large Balcony

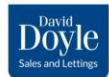
Good Order Throughout

Solar Panels

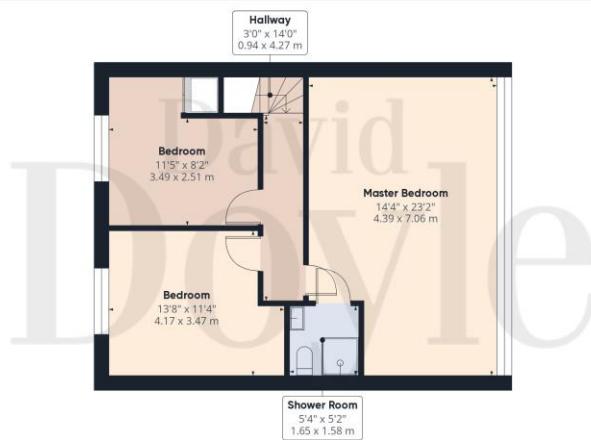
NO UPPER CHAIN

Council Tax Band D

Leasehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1219.11 ft²
113.26 m²

Balconies and terraces

183.85 ft²
17.08 m²

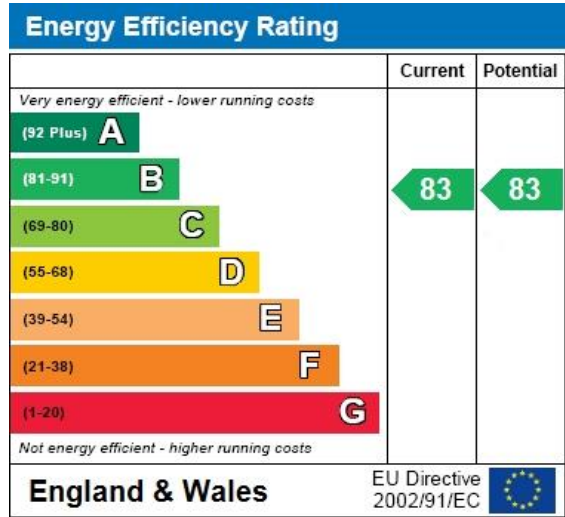
(1) Excluding balconies and terraces

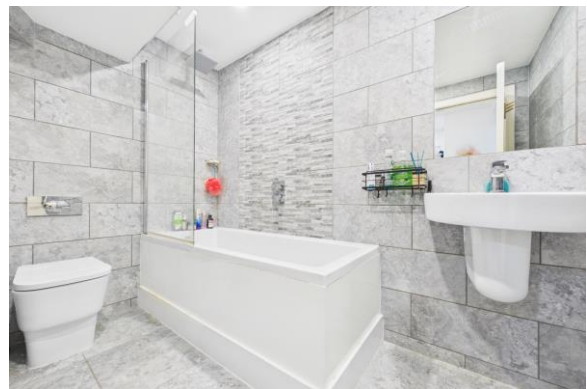
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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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?	2021
Council Tax Band	D
This year council tax charge	2,271.02
Tenure	Leasehold
Remaining Lease Length	121
Ground Rent	£250 per annual
Next ground rent review date	2046
Method of review/price increase	double
Service charge this year	£8600
Name of management company	Jennings & Barrett
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	not sure
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
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking included in lease

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? 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.