

**4 Albyn House, Alexandra
Road, Olt Town, Hemel
Hempstead, Hertfordshire,
HP2 5BE**

David
Doyle
Sales and Lettings

OIEO £200,000 Leasehold



Located in the sought after area of Hemel Hempstead Old Town is this 2 bedroom ground floor retirement apartment that offers independent living for over 55s. The apartment enjoys a wonderful ground floor front of block position, with a pair of double glazed French doors that offer access to and from the living room and open on to a patio seating area.

The apartment is arranged with a dual aspect lounge dining room with those French doors that open on to a patio seating area, the kitchen leads from the lounge dining room and is fitted with a range of wall and floor mounted units. The primary bedroom benefits from built in mirror fronted wardrobes, while bedroom 2 is of a good size and has an airing cupboard with a recently replaced water cylinder. The shower room has also been recently refitted with a walk in shower with a fitted shower screen, fully tiled walls, a vanity unit with a wash hand basin with storage under, a low level WC with a concealed cistern and the shower room is completed with a chrome heated towel rail.

The entrance hall offers access to all the rooms and a useful storage cupboard. The apartment also benefits from emergency pull cords if needed, a house manager, communal parking and a large communal lounge and conservatory. With NO UPPER CHAIN 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.

Ground floor over 55s 2 bedroom retirement apartment

Dual aspect lounge dining room with French doors that open on to a patio seating area

Fitted kitchen

Recently refitted shower room

Recently replaced hot water cylinder

Communal parking

Communal lounge

Communal conservatory

NO UPPER CHAIN

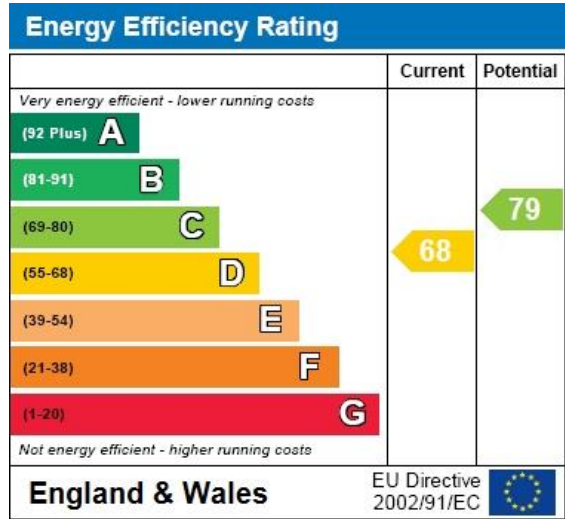
Call NOW to arrange a viewing

Council Tax Band C

Tenure -Leasehold



Scan here for more details





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?	1993
Council Tax Band	C
This year council tax charge	1925.37
Tenure	Leasehold
Remaining Lease Length	89 (ends 24/6/2113)
Ground Rent	712 (annual to 28/2/25)
Service charge this year	4070 plus reserve £1516 (annual to 28/2/25)
Name of management company	Emeritus Homes 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?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Cable
What parking facilities does your property have	Allocated Parking Shared car park
Please state any costs per annum for parking	None known

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?	Yes
If yes please state what restrictions are in place.	Direct covenant in TR1
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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