

7 Orchid Drive, Hemel
Hempstead, Hertfordshire,
HP2 4FT

David
Doyle
Sales and Lettings

Shared Ownership £212,500 Leasehold



505 Share. Located on this sought after modern development that is conveniently located for local shops and amenities is this 3 double bedroom coach house style property. This property is well presented and is arranged with a lounge dining room, kitchen, guest cloak room, first floor bathroom, garden and a driveway that offers tandem off road parking facilities.

The ground floor is arranged with an open plan lounge dining room with double glazed french doors that offer access out to the rear garden, a fitted kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range high gloss wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces, matching up standings and a range of integrated appliances.

The first floor features 3 double bedrooms all benefiting from fitted wardrobes, while the master bedroom also benefits from being dual aspect. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a pedestal wash hand basin, a low level WC and a chrome heated towel rail.

The rear garden is pleasantly private and landscaped with a brick block patio area for outside entertaining, an area laid to lawn, a garden shed, fenced boundaries and gated side access.

To the front of the property is a small garden area and to the side of the property is a brick block driveway that offers tandem off road parking facilities.

Viewing is highly recommended.

50% share with Hightown Housing Association

£731.69 p/m rent

£250.32 per year ground rent

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.

50% share of this well presented 3 double bedroom coach house style property

Convenient for local shops and amenities

Lounge dining room

Fitted kitchen

Guest cloak room

Dual aspect master bedroom

First floor family bathroom

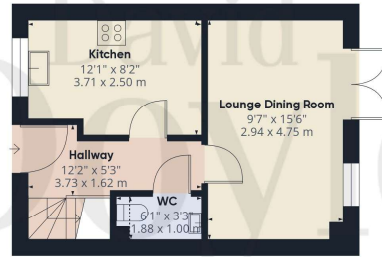
Rear garden

Tandem parking

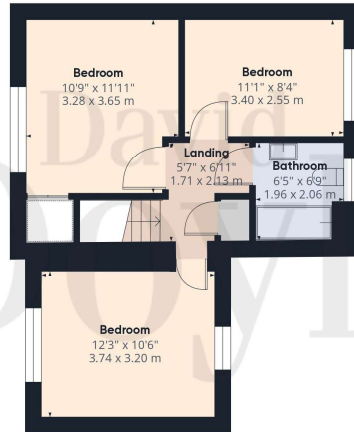
Call NOW to arrange a viewing

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area[®]

771.01 ft²
71.63 m²

Reduced headroom

1.51 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

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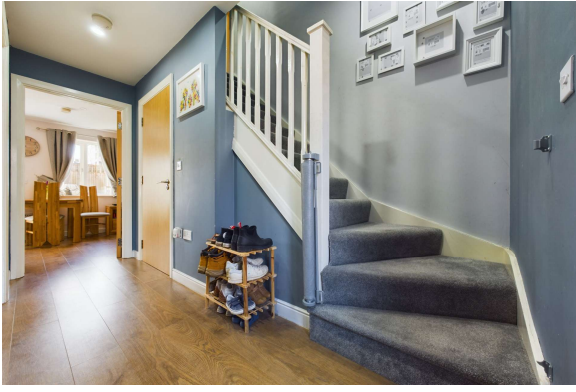
Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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?	2015
Council Tax Band	D
This year council tax charge	2166.04
Tenure	Leasehold
Remaining Lease Length	115
Next ground rent review date	April 25
Method of review/price increase	RPI
Service charge this year	250.32
Name of management company	Hightown
Is the property shared ownership	Yes
If yes, please state share, housing association and rental amount	50% Hightown £731.69 per month
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?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable

Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
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?	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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