



Alexandra Road, Hemel Hempstead, HP2 5BE  
Asking price £135,000

**Sears & Co**  
estate & letting agents



**\*\* NO UPPER SALES CHAIN \*\*** A well presented two bedroom second floor apartment situated in ALBYN HOUSE bordering Hemel Hempstead's Old Town exclusively for residents 55 and over. Accommodation currently includes an entrance hallway, IMPRESSIVE 17ft living/dining room, fitted kitchen, two bedrooms and a bathroom with three piece suite.

The building benefits from a residents lounge, house manager, access to guest/visitor accommodation, 24 hour care line with pull cords in each room, lift and communal PARKING. The owners have advised that the property is subject to a lease for 120 years from 24 June 1993 (approximately 89 years remaining). The owners have also advised that the property is subject to service charges in the region of £3126.91 for the last 6 months. This information should be verified with a solicitor prior to any exchange of contracts.

### Wooden Front Door

### Entrance Hallway

Storage heater. Access to the bathroom, storage cupboard, living room and both bedrooms.

### Living/Dining Room

Bay style double glazed window. Storage heater. Open plan in part to the kitchen.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with roll top work surfaces over. Stainless steel sink with drainer unit and mixer tap. Space for an oven. Space for a fridge/freezer. Space for a washing machine. Tiling to splash back areas. Vinyl, non-slip flooring. Extractor fan.

### Bedroom One

Double glazed window. Storage heater. Fitted wardrobes.

### Bedroom Two

Double glazed window. Storage heater.

### Bathroom

Fitted with a three piece suite to include a panel enclosed bath, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Vinyl non-slip flooring. Extractor fan. Wall mounted electric heater.

### Externally/Communal Areas

The property benefits from unallocated residents parking, residents lounge, shared garden with seating area and access to guest/visitor accommodation subject to availability.

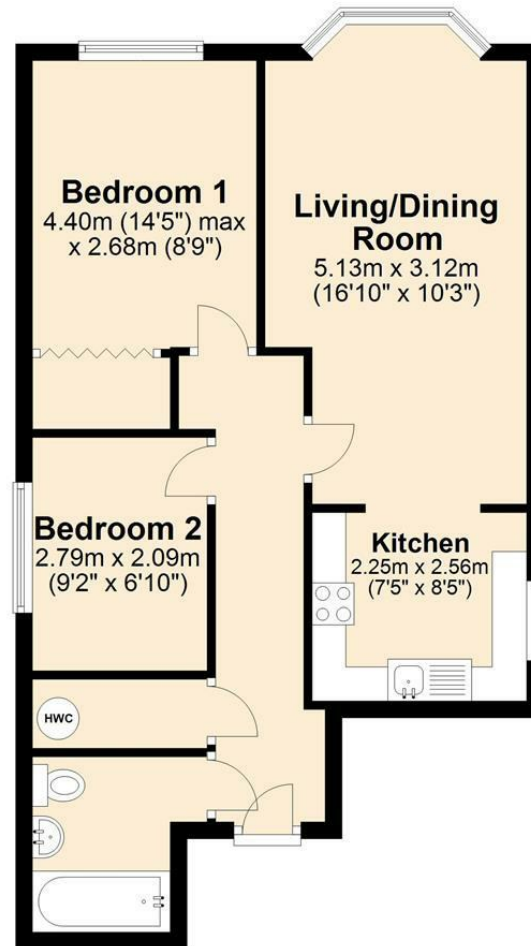


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## Second Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



