



Albyn House, Alexandra Road, HP2 5BE
Asking price £135,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** A well presented, one bedroom first floor apartment situated in ALBYN HOUSE close to Hemel Hempstead's Old Town and exclusively for residents aged 55 and over.

The apartment comprises an entrance hallway, IMPRESSIVE 15ft living/dinning room, REFITTED kitchen with appliances, DOUBLE bedroom with built in storage and a bathroom with white suite.

The building benefits from a residents lounge, house manager, access to guest/visitor accommodation and communal PARKING. The owners have advised that the property is subject to a lease for 120 years from 24 June 1993 (approximately 90 years remaining). The owners have also advised that the property is subject to ground rent charges of £227.94 every 6 months and service charges in the region of £2461.43 every 6 months. This information should be verified with a solicitor prior to any exchange of contracts. Council tax band C.

Wooden Front Door

Entrance Hallway

Electric Heater. Access to the living/dining room, bedroom and bathroom.

Living/Dining Room

Three double glazed windows. Electric fire. Electric heater. Store cupboard. Open plan in part to the kitchen.

Kitchen

Fitted with a range of eye and base level units with roll top work surfaces over. Built in oven with electric hob and extractor over. Stainless steel sink and drainer unit with mixer tap. Tiling to splash back area. Free standing washing machine and fridge/freezer. Tiled flooring. Extractor fan.

Bedroom

Double glazed window. Built in storage. Electric heater.

Bathroom

Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and low level w/c. Heated towel rail. Vinyl flooring. Partially tiled walls. Extractor fan.

Externally/Communal Areas

The property benefits from unallocated residents parking, residents lounge and access to guest/visitor accommodation subject to availability.

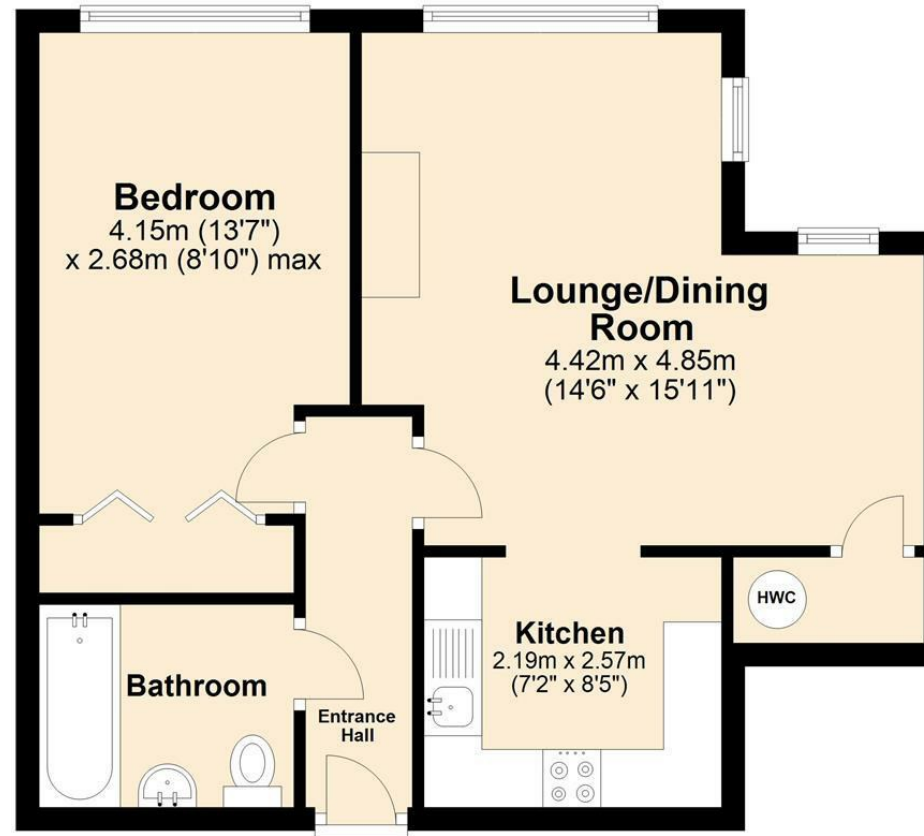


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Floor Plan

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 45.3 sq. metres (487.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

