

Mulburries



Alexandra Road , Hemel Hempstead, HP2 4AX

Offers in excess of £115,000

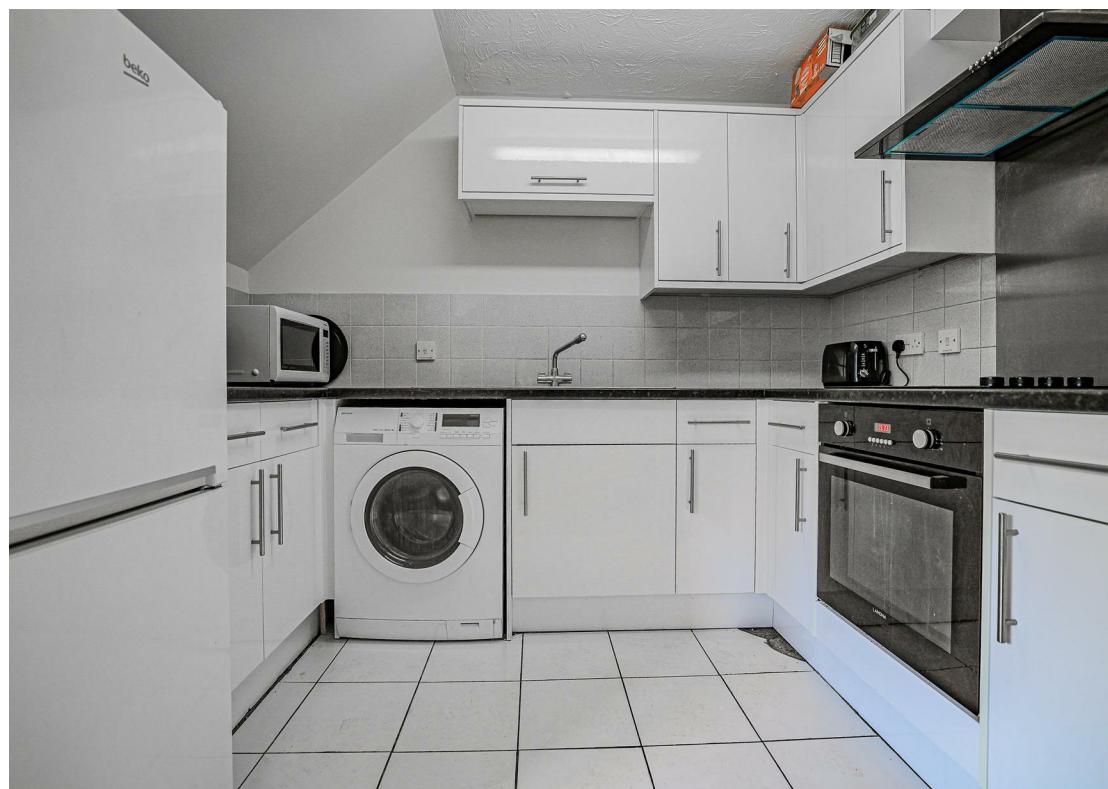


# Alexandra Road, Hemel Hempstead, HP2 4AX

- Studio Flat
- Top Floor
- Council Tax Band - B
- Allocated Parking Space
- Old Town Location
- 93 Year Lease

Welcome to this charming property located on Alexandra Road in the heart of Hemel Hempstead's Old Town. This delightful house boasts one bedroom, making it a perfect cozy retreat for a single person or a couple looking for a quaint abode.

Situated in the historic Old Town area, you'll find yourself surrounded by characterful buildings, cobbled streets, and a real sense of community. The property also offers the convenience of an allocated parking space, ensuring you never have to worry about finding a spot after a long day out.





Whether you're looking for a peaceful place to call home or seeking a property with a touch of history, this house on Alexandra Road is sure to capture your heart. Don't miss the opportunity to own a piece of Hemel Hempstead's heritage in this lovely Old Town location.

Service Charge. £1974.20 PA  
Ground rent. £337.50 PA  
Lease remaining. 93 years

## Floor Plan

**Top Floor**  
Approx. 31.3 sq. metres (336.5 sq. feet)

**Open Plan Living**  
4.93m (16'2") max x 4.37m (14'4")

**Kitchen**  
2.77m x 1.88m (9'1" x 6'2")

**Bathroom**  
2.06m x 1.88m (6'9" x 6'2")

Total area: approx. 31.3 sq. metres (336.5 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.

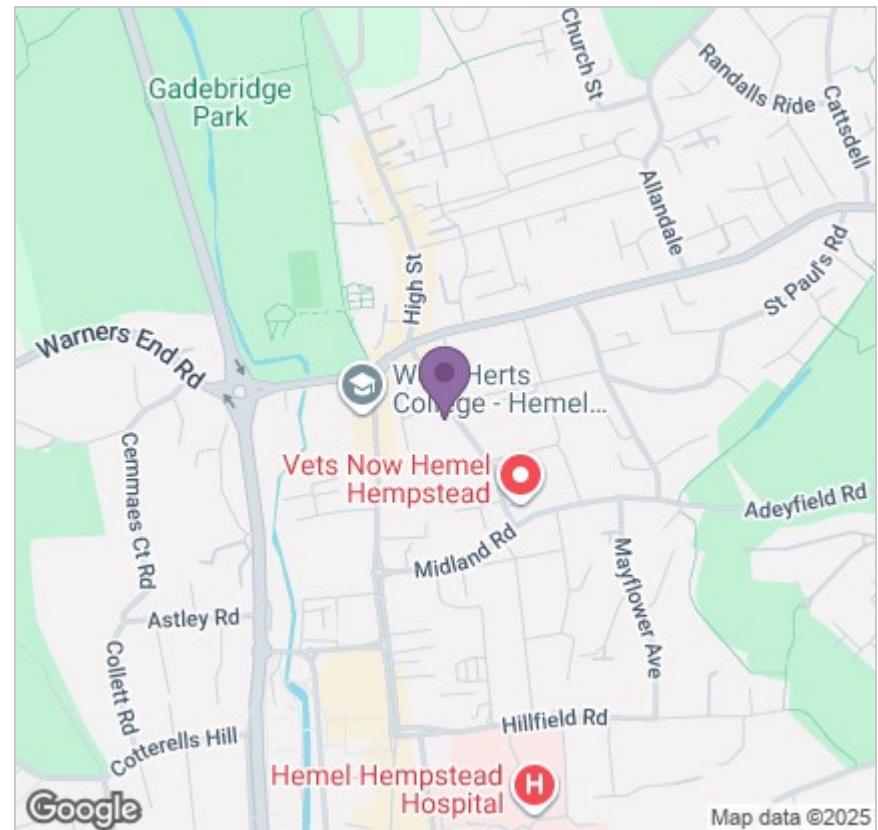
Plan produced using PlanUp.

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## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

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