

Mulburries



Long Chaulden , Hemel Hempstead, HP1 2NU

Offers over £250,000



1



1



1



C

## Long Chaulden, Hemel Hempstead, HP1 2NU

- GROUND FLOOR GARDEN FLAT
- SHARE OF FREEHOLD
- ALLOCATED PARKING
- 6 YEARS REMAINING ON NHBC WARRANTY
- NO GROUND RENT
- PRIVATE GARDEN
- COUNCIL TAX BAND - C



### SHARE OF FREEHOLD.

Mulburries are excited to present a rarely available one bedroom ground floor garden flat onto the market in the Hemel area.



Built in 2021, the property comes with a share of freehold, has immaculate and spacious interiors and unlike the majority of new build development, has a gorgeous, south facing private garden to the rear.



Comprising of; entrance





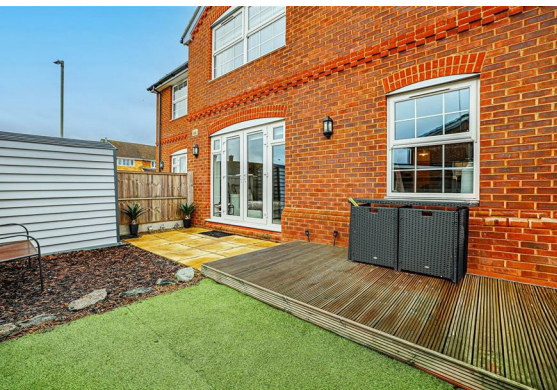
hallway with storage cupboard, three piece family bathroom with tub, double bedroom with room for wardrobes and drawers. a large open planned kitchen/dining and living area with built in appliances.

Added benefits include 121 years remaining on the lease, 6 years remaining on the NHBC warranty and an allocated parking space. The property is 1 mile away from Hemel Hempstead station which provides access to Euston in 30 minutes, and both the M1 and M25 are easily accessible from the property.

Service Charge. £1230 per annum

Lease Remaining. 121 years

Ground Rent: Nil



Floor Plan

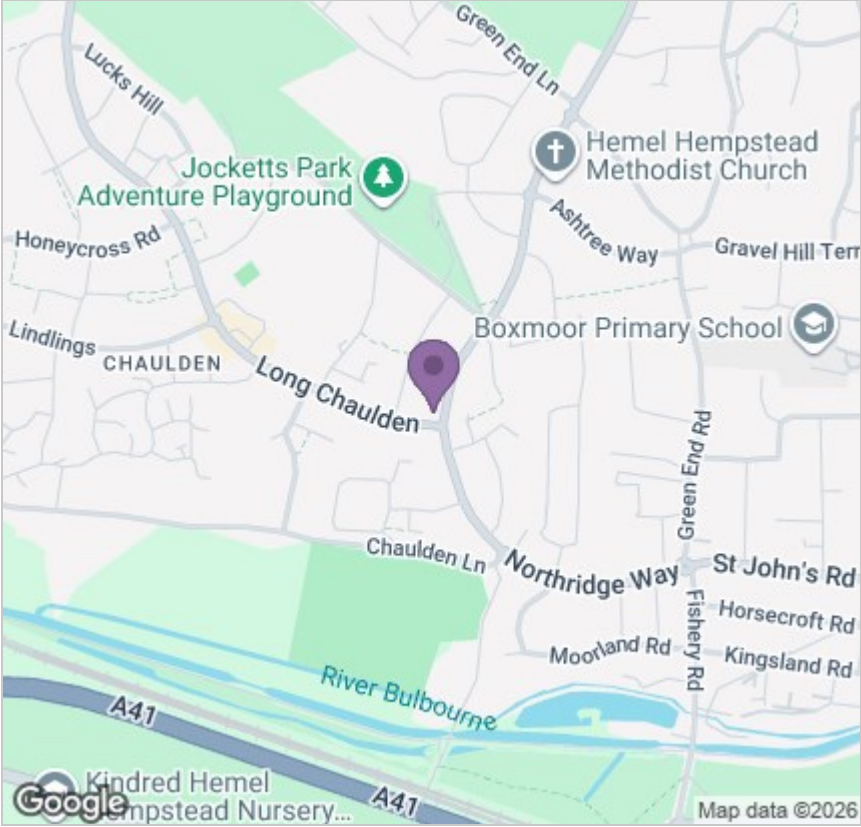


Viewing

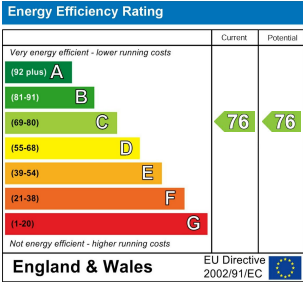
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.