

1 Glenview Gardens, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1TF

David
Doyle
Sales and Lettings

Price £285,000 Share of Freehold



This well presented 2 bedroom ground floor maisonette is located in the popular area of Boxmoor and benefits from a share of freehold, two parking spaces, a pleasantly private rear garden, an extended lease and NO UPPER CHAIN.

This property comprises a living room with a feature fireplace, a kitchen dining room, 2 bedrooms, a bathroom and a entrance hall. The main bedroom is of a good size measuring 10'5" x 10'2" and also benefits from a bay window and two alcoves either side of the chimney breast that offers a space for built in or free standing wardrobes. . The kitchen offers access out to the pleasantly private southwesterly rear garden that is arranged with a decked seating area for outside entertaining, has fenced boundaries and gated side access. To the side of the property are two parking spaces. With double glazing and NO UPPER CHAIN viewing is highly recommended.

'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Ground floor 2 bedroom maisonette

Located in the sought after area of Boxmoor

Pleasantly private rear garden

Two parking spaces

Share of freehold and an extended lease

Living room with a feature fireplace

Kitchen dining room

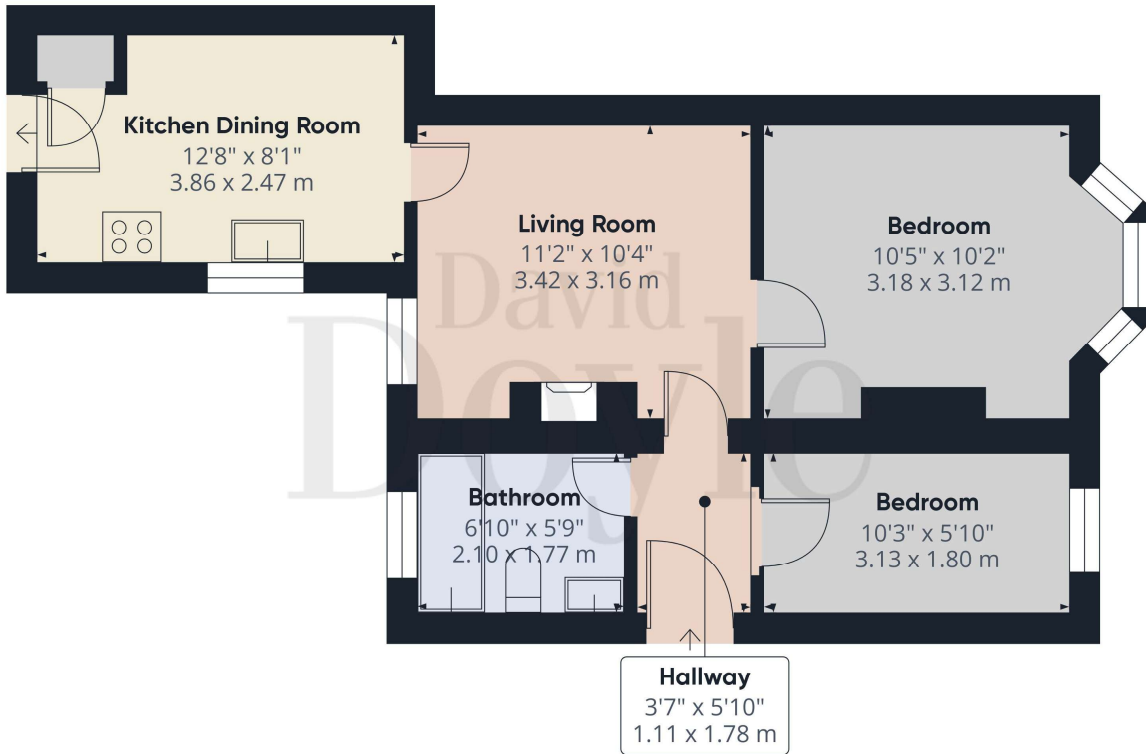
Bathroom

NO UPPER CHAIN

Call NOW to arrange a viewing

Council Tax Band B

Tenure -Share of Freehold



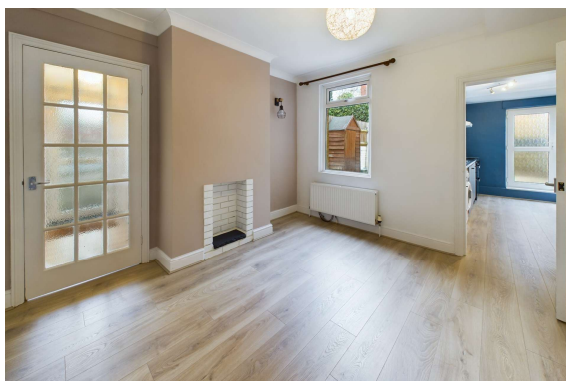
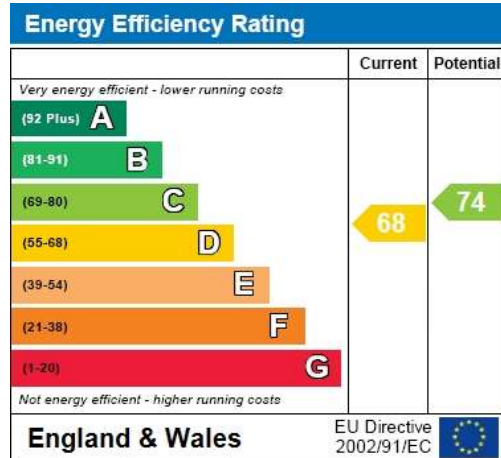
Approximate total area^m
451.01 ft²
41.9 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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?	Unsure
Council Tax Band	B
This year council tax charge	£1600
Tenure	Leashold with 50% share of freehold The lease extension is until 23 March 2177, which I believe is 152 years. Peppercorn ground rent and no service charges.
Is the property shared ownership	No
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?	None
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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