

**3 The Cornfields, Hemel  
Hempstead, Hertfordshire,  
HP1 1UA**

David  
**Doyle**  
Sales and Lettings

**OIEO £190,000** Leasehold



Located in the sought after area of Boxmoor is this well presented 1 bedroom ground floor apartment that is conveniently located for local shops, amenities and Hemel Hempstead mainline station. This property also benefits from NO UPPER CHAIN.

The property offers spacious and well presented accommodation and is arranged with a good sized lounge dining room that features two double glazed windows that enjoy far reaching south easterly views over the communal rear garden, a fitted kitchen, bathroom, bedroom and a welcoming entrance hall. The kitchen is fitted with a range of matching shaker style wall and floor mounted units and colour coordinated work surfaces. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wash hand basin and a low level WC. To the front of the block is communal parking while to the rear area well maintained communal gardens. The property also benefits from a useful storage cupboard located on the lower ground floor. The vendors have advised us that they are in the process of extending the current lease by an extra 90 years.

With the benefit of 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)

Spacious and well presented 1 bedroom ground floor apartment

Conveniently located for local shops, amenities and Hemel Hempstead main line station

Spacious lounge dining room that enjoys south easterly views

Fitted kitchen

Bathroom

Bedroom

Entrance hall

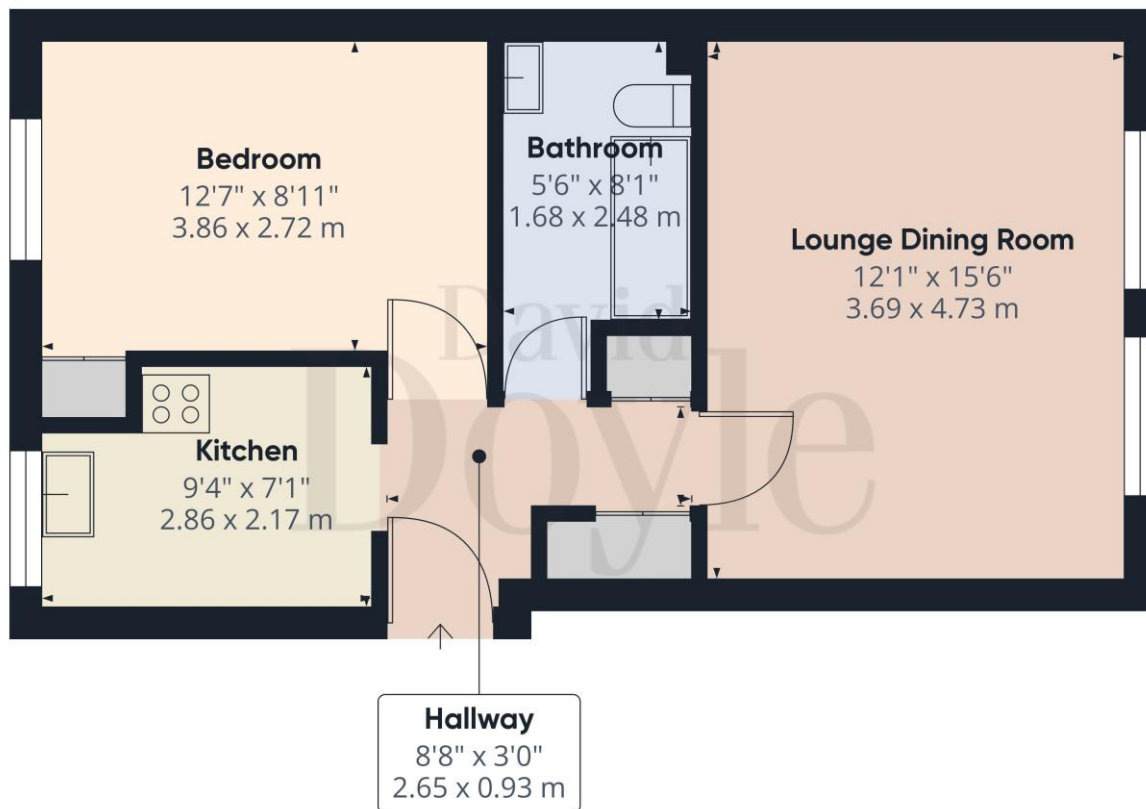
Communal parking. Communal garden

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band B

Tenure -Leasehold



Approximate total area<sup>(1)</sup>  
478.68 ft<sup>2</sup>  
44.47 m<sup>2</sup>

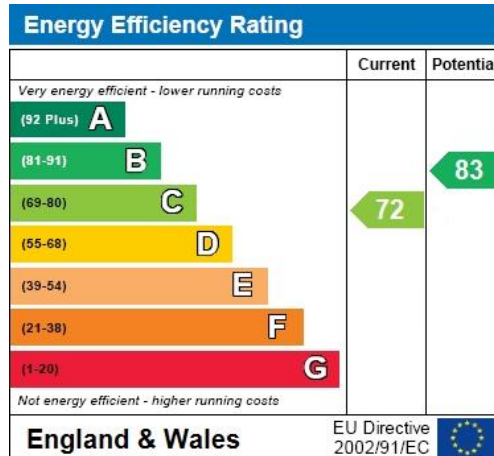
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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?	1982
Council Tax Band	B
This year council tax charge	£1600
Tenure	Leasehold
Remaining Lease Length	82
Ground Rent	£100
Next ground rent review date	1 March 2025
Service charge this year	£548.16
Name of management company	Hightown
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?	Electricity
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electricity
How is your broadband supplied	not sure
Do you have a telephone connection?	Unknown
What parking facilities does your property have	parking area
Please state any costs per annum for parking	free

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? Yes

is the property under 11 meters high? No

Are you aware of any works required to the block? 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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.