

David Doyle

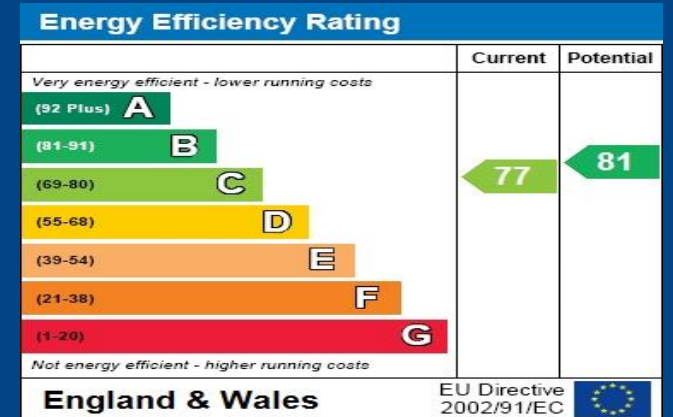
 **MAYFAIR**
OFFICE.CO.UK



**85 River Park
Boxmoor
HP1 1QZ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Price £290,000 Leasehold



Spacious and well presented two Bedroom first floor Apartment with glorious and picturesque southerly facing outlook over the Grand Union Canal and River Bulbourne and towards the Moor beyond. Spacious Lounge/Dining Room. Refitted Kitchen/Breakfast Room. Bathroom. Garage. Double glazing. Gas heating to radiators. Extended long lease. The vendor has informed us that the property benefits from recently replaced double glazing throughout with 10 year guarantee. The property is offered to the market with NO UPPER CHAIN

'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)

Front door opening to :-

RECEPTION HALL

Radiator. Large walk in storage cupboard.

ENTRANCE HALL

Shelved storage cupboard. Double width shelved alcove.

LOUNGE/DINING ROOM

Spacious L shaped room currently divided into two areas. Two radiators. Double glazed windows with glorious southerly facing views across the landscaped riverside gardens., Grand Union Canal and towards the Moor beyond.

KITCHEN/BREAKFAST ROOM

Refitted with a 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers and with the benefit of concealed lighting and colour co-ordinated cornices, pelmets and plinths. Colour co-ordinated roll top work surfaces and matching breakfast bar. Part tiled walls with decorative feature tiles. Integrated gas hob with matching extractor hood over. Integrated oven and grill. Space and plumbing for automatic washing machine. Gas boiler. Double glazed widow.

BEDROOM ONE

Double glazed window. Radiator.

BEDROOM TWO

Double glazed window. Radiator. Range of matching fitted wardrobes to one wall.,

BATHROOM

Fitted with a matching suite and comprising a panelled bath with fitted `Triton` shower unit and fitted shower screen, vanity unit with inset wash hand basin and matching cupboards under, and low level WC. Colour co-ordinated part tiled walls. Radiator. Extractor fan.

OUTSIDE

GARAGE

In nearby block and with further visitor parking.

LANDSCAPED RIVERSIDE GARDENS

An outstanding feature of the property and mainly laid to lawn with herbaceous borders.

TENURE

We understand from the vendor that the lease has been extended to a term of 189 years from 29 September 1970 and so has a term of 139 years to run.

The property is offered to the market with NO UPPER CHAIN

H12639

Please see floorplan for measurements.

David
Doyle

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.



MAYFAIR
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest

First Floor

Approx. 70.4 sq. metres (758.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

85 River Park
Boxmoor
HP1 1QZ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671