

# David Doyle

 **MAYFAIR**  
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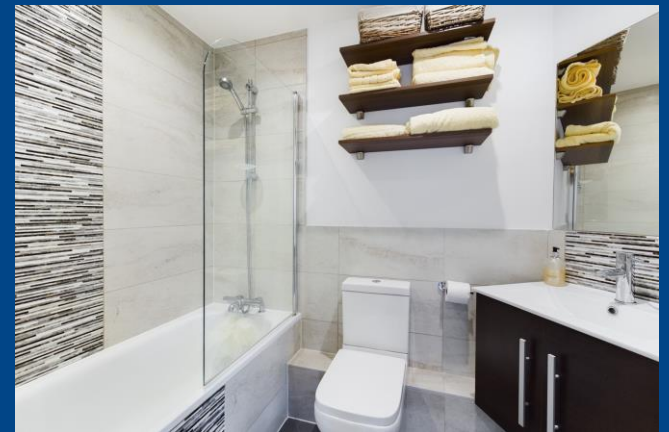


**4 Leinster Court  
Boxmoor  
Hemel Hempstead  
HP1 1NZ**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Guide Price £365,000** Leasehold

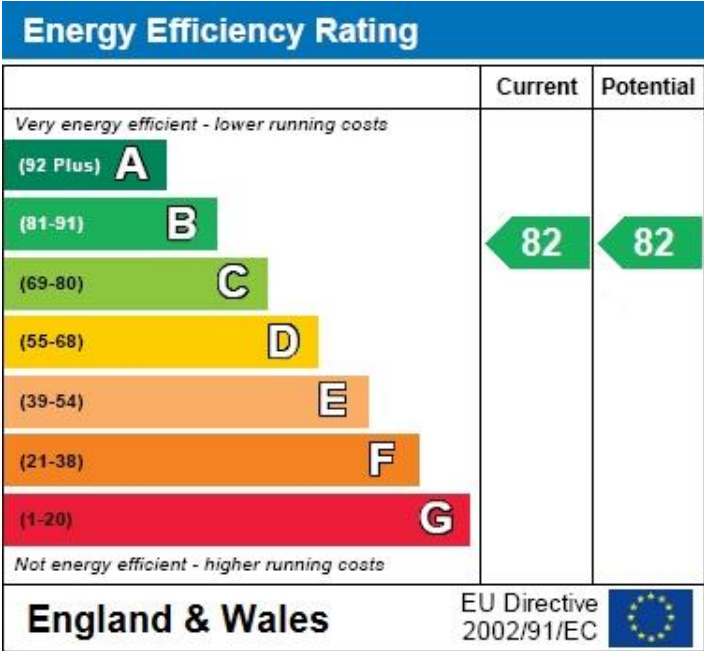




This superbly presented 2 double bedroom ground floor apartment is situated on this sought after modern development and is conveniently located for Boxmoor ‘Village’, local shops, sought after schooling, local amenities and Hemel Hempstead main line station with links to London Euston. The property is of recent construction and benefits from a new build warranty and is finished to a high standard throughout. The Lounge Dining Room has both double glazed windows and a pair of double glazed French doors open on to the patio seating area. The Kitchen is fitted with a range of matching wall and floor mounted units, Granite work surface and integrated appliances. The Bathroom is fitted in a contemporary style in white with chrome fittings and comprises and bath with a shower over and a fitted shower screen, a wall hung vanity unit with a wash hand basin and storage under, a low level WC, chrome heated towel rail and colour co-ordinated part tiled walls. With video entry system, secure gated allocated parking and well kept communal gardens, communal store and bin store this property is property comes 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).

- Exclusive modern development
- Close to sought after schooling and local amenities
- Lounge Dining Room with French doors opening on to a patio seating area
- Fitted Kitchen with integrated appliances
- Contemporary Bathroom
- Two Double Bedrooms
- Communal Gardens
- Allocated Parking
- Video entry system
- Gas heating to radiators



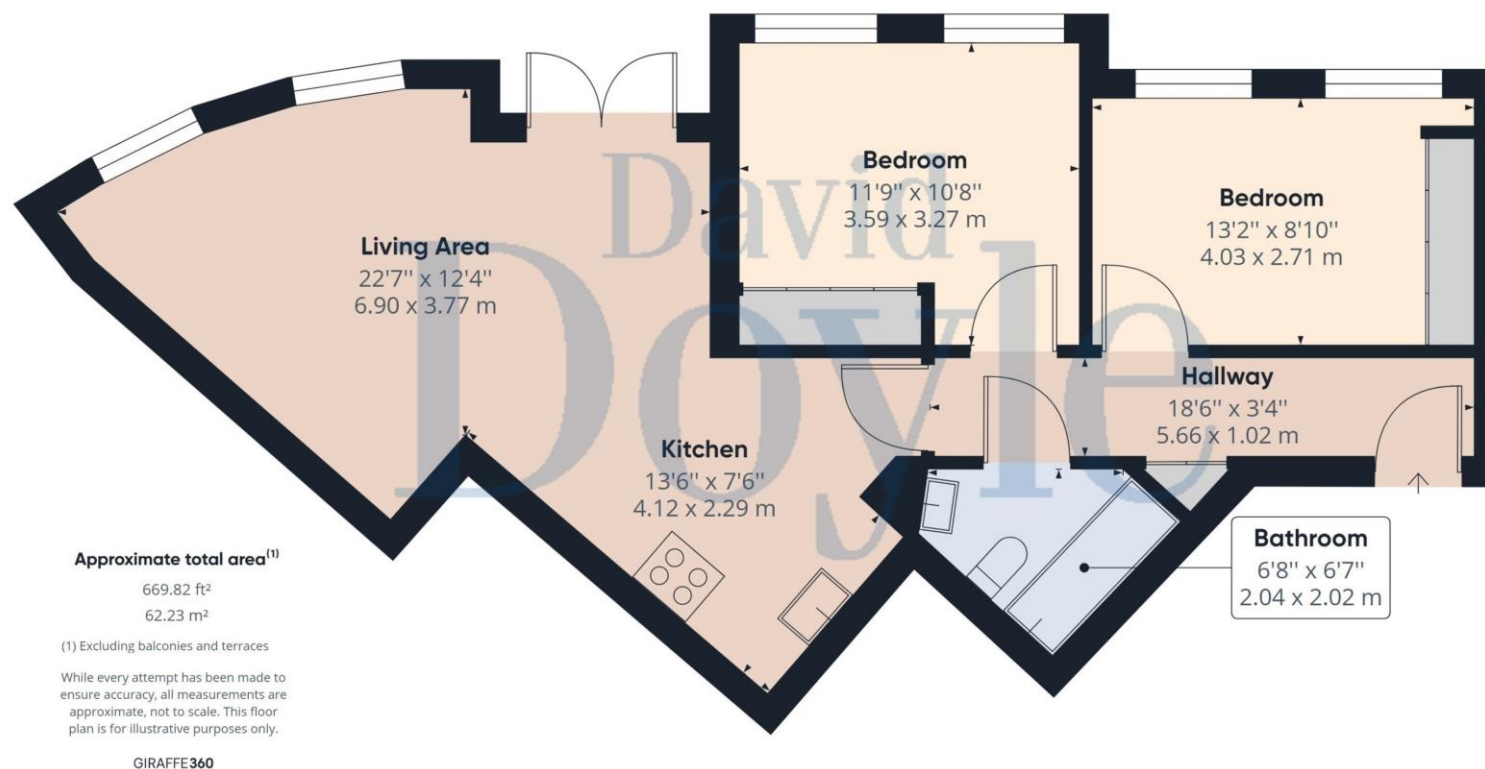
David Doyle

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



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**Boxmoor**  
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**HP1 1NZ**



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