

14 Adrian Close
Boxmoor
HP1 1AW

David
Doyle
Sales and Lettings

£190,000 Leasehold



A beautifully presented ground floor double bedroom apartment with a long lease and allocated parking situated in this popular Boxmoor development close to excellent amenities, beautiful open space and just a short distance away from Hemel Hempstead Railway Station offering excellent links to London Euston. The accommodation is offered in pristine condition throughout and comprises a secure communal entrance with an entry phone leading to a personal door to the apartment opening to an entrance hall with doors to a storage cupboard, a lovely bright open plan living room with a fully integrated modern fitted kitchen and distinct living area with lovely views to the front aspect, a spacious double bedroom and a recently refitted high quality shower room fitted in a contemporary white suite with chrome fittings, a touch screen light up mirror, walk in shower and fully tiled walls. The apartment benefits from large double glazed windows, quality flooring throughout and gas central heating to radiators. Externally, the property has access to a garden area immediately outside the apartment, as is the allocated parking space, further visitor parking and beautiful well tended communal grounds. The development also offers a secure bike store. Offered with the benefit of NO UPPER CHAIN, an internal viewing is much advised..

‘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 Apartment

Exclusive ‘Boxmoor’ Development

Gardens & parking Immediately To The Front Of The Property

Excellent Order Throughout

Stunning Refitted High Quality Shower Room

Secure Entry System & Bike Store

Well Tended Communal Gardens

Close To Station And Amenities

NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

Tenure -Leasehold



CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

14 Adrian Close, Hemel Hempstead, Hertfordshire, HP1 1AW

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?	2011
Council Tax Band	B
This year council tax charge	1684
Tenure	Leasehold
Remaining Lease Length	111 years
Ground Rent	270 pa
Next ground rent review date	Jan 2028
Service charge this year	£169 pm
Name of management company	Trinity
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	Fibre
What parking facilities does your property have	Allocated Parking Plus visiting spaces

Please state any costs per annum for parking	none
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Are you aware of any asbestos containing material in the property?	No
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Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	Yes
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is the property under 11 meters high?	Yes
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Are you aware of any works required to the block?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	Yes
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If yes please state what restrictions are in place.	Can't use a BBQ.
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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