

**2 Malin Court, Hardings Close,  
Boxmoor, Hemel Hempstead,  
Hertfordshire, HP3 9AQ**

David  
**Doyle**  
Sales and Lettings

Offers In Excess Of: £225,000 Leasehold



This two double bedroom ground floor apartment with parking is situated in this sought-after modern development. It boasts a convenient location near to Hemel Hempstead's mainline station, providing a direct link to London Euston. The apartment is also close to Boxmoor `Village` and its picturesque Moors. The dual-aspect lounge dining area opens up to a fitted kitchen. Both bedrooms feature fitted or built-in wardrobes, and the primary bedroom includes an ensuite shower room. A good-sized family bathroom is also available. The hallway provides access to a useful airing cupboard. The apartment benefits from a security entry phone system, allocated parking, and additional visitors' parking. Viewing is highly recommended for this property. 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).

Ground floor apartment with parking

Located in a sought-after modern development

Conveniently close to Hemel Hempstead mainline station

Direct link to London Euston

Near Boxmoor `Village` and its picturesque Moors

Dual-aspect lounge dining area opening to a fitted kitchen

Primary bedroom with ensuite shower room

Good-sized family bathroom

Security entry phone system, allocated parking, and visitor parking available

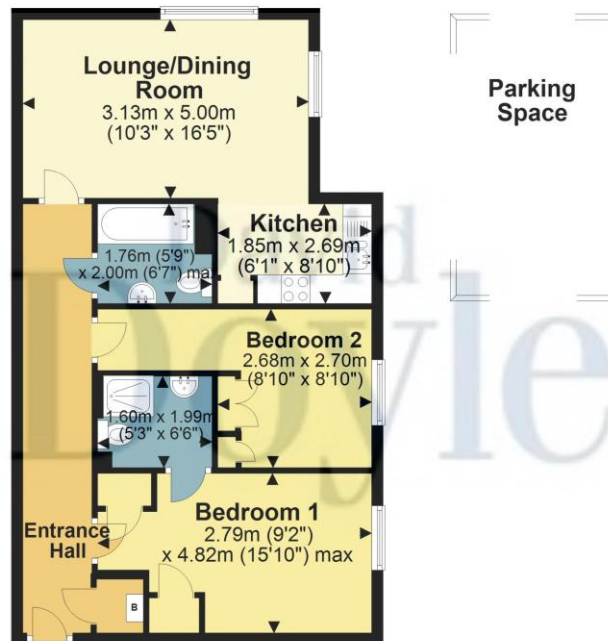
NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold

### Ground Floor


Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 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, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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