

**25 River Park, Boxmoor, Hemel  
Hempstead, Hertfordshire,  
HP1 1RB**

David  
**Doyle**  
Sales and Lettings

**Price £330,000** Leasehold



This 2 bedroom ground floor apartment with a garage is situated in this highly sought after location and enjoys far reaching views over the Grand Union Canal. Located in the sought after `Village` of Boxmoor and being conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The apartment is arranged with an open plan lounge dining room that benefits from patio doors that open on to a patio seating area, a fitted kitchen, shower room and 2 bedrooms. The entrance hall also benefits from 3 useful storage cupboards. There is a patio seating area with an awning that overlooks the communal gardens and the Grand Union Canal. With the benefits of double glazing, gas heating to radiators and 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)

Ground floor 2 bedroom canal side apartment

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

Open plan lounge dining room with patio doors opening on to a patio seating area

Fitted kitchen

Shower room

Garage

Double glazing

Gas heating to radiators

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band D

Tenure -Leasehold

### Ground Floor



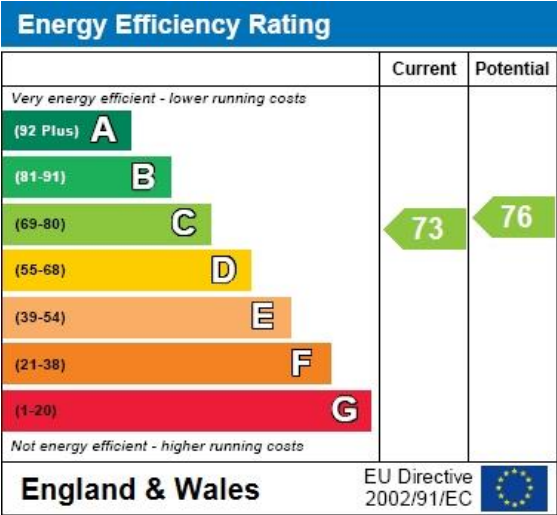
Total area: approx. 70.4 sq. metres (757.6 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them.

Windows and door openings are approximate.

Plan produced using PlanUp.

Scan here for more details







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

## 25 River Park, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1RB

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?	1971
Council Tax Band	D
This year council tax charge	£1860
Tenure	Leasehold
Remaining Lease Length	164
Ground Rent	£15
Next ground rent review date	Unknown
Method of review/price increase	Unknown
Service charge this year	£1392  there is a quarterly reserve charge with proxim £86.81 x 4 payments
Name of management company	Proxim
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	Cable

What parking facilities does your property have	Private/driveway Garage Permit Parking
Please state any costs per annum for parking	£0
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?	Yes
Are you aware of any works required to the block?	Yes
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?	Yes
If yes please give details of the adaptations	Extra step at main door to flats
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.