

30 Malin Court

Boxmoor

HP3 9AQ

David
Doyle
Sales and Lettings

OIEO £200,000 Freehold



A rarely available Two Bedroom 3rd floor Apartment with an allocated parking space situated within this exclusive development close to excellent amenities, Boxmoor village and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation is spacious and comprises a generous hallway, an open plan living/dining room incorporating a fully integrated kitchen, two generous bedrooms, the master with fitted wardrobes and the bathroom arranged with a white suite and chrome fittings. With scope to update and with benefits including a secure entry phone system, double glazing and lovely communal grounds, an appointment to view is highly recommended. 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).

Two Bedroom Third Floor Apartment

Allocated Parking

Sought After Boxmoor Development

Close To The Station & Amenities

Potential To Update

Open Plan Living Space

Integrated Kitchen

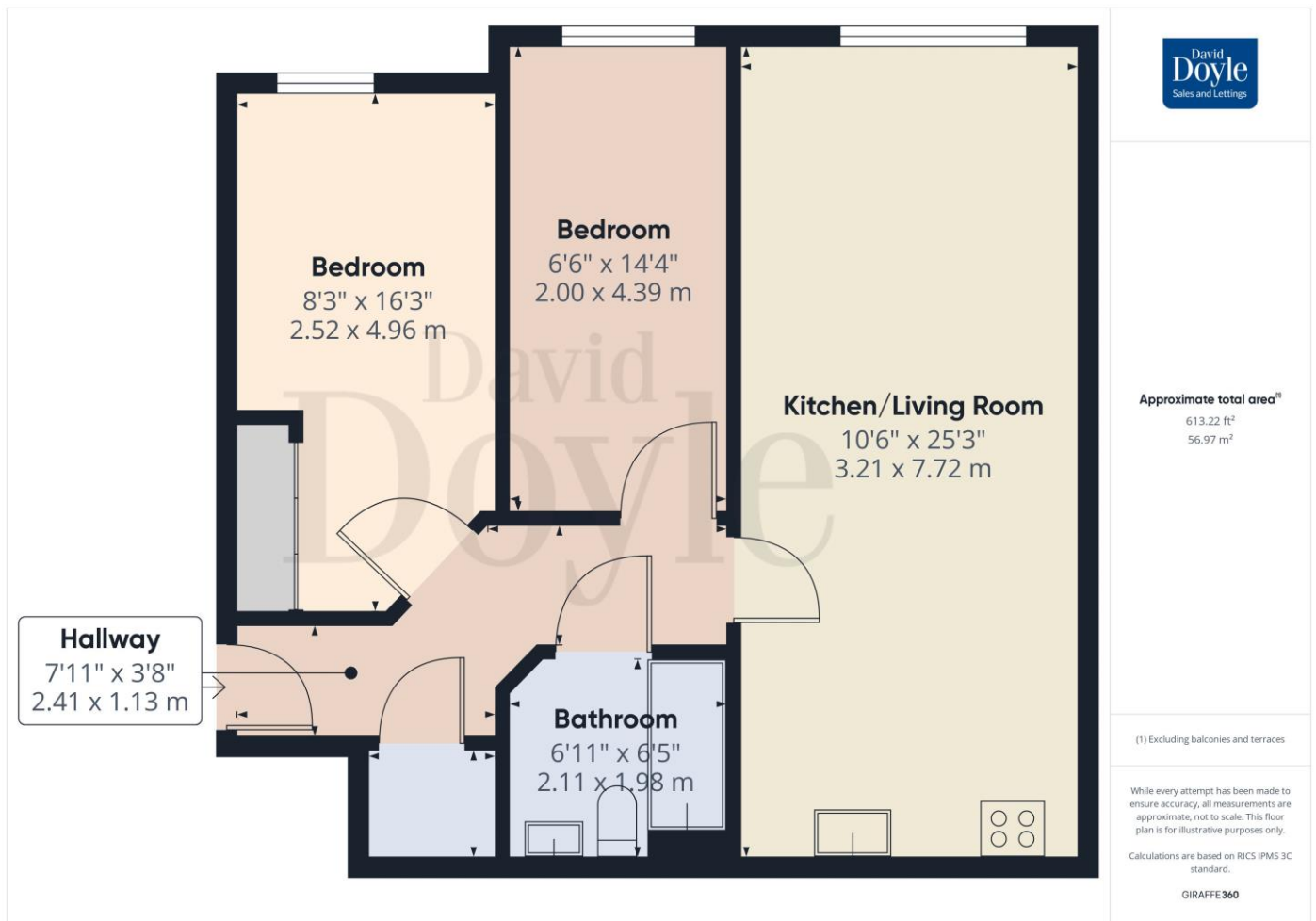
Bathroom With White Suite

Secure Entry Phone System

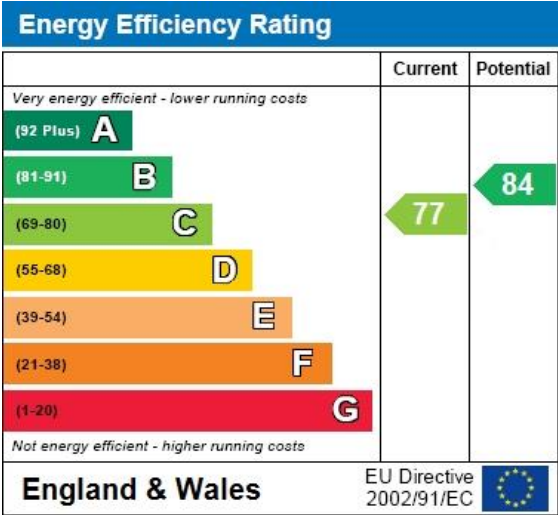
NO UPPER CHAIN

Council Tax Band D

Leasehold



Scan here for more details





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

30 Malin Court, Hardings Close, Hemel Hempstead, Hertfordshire, HP3 9AQ

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?	2004
Council Tax Band	D
This year council tax charge	£2166.04
Tenure	Leasehold
Remaining Lease Length	Approx 104 years
Ground Rent	£250 per annum
Next ground rent review date	Don't know
Method of review/price increase	Don't know
Service charge this year	£1454.39
Name of management company	HML
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?	No gas.
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric heaters.
How is your broadband supplied	Don't know.

Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	No parking cost.
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?	No
Are you aware of any works required to the block?	No
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?	Yes
If yes please give details and links to planning portal.	Planning for new development behind Malin Court (not visible from 30 Malin Court).
Does your property have any accessibility features installed?	No
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.