

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**105 River Park
Boxmoor
Hemel Hempstead
HP1 1QZ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers Over £290,000 leasehold



David Doyle are delighted to present to the sales market this rarely available 2 Double Bedroom top floor apartment that has been refurbished by the current owners and is situated in the ever popular River Park development in Boxmoor with beautiful views and close to the Village Centre, Moor and Mainline railway station offering excellent links to London Euston. Offered for sale with a Garage in a nearby block and the benefit of No Upper Chain, an appointment to view is recommended. Accessed via a secure communal entrance leading to a personal front door, the apartment comprises an entrance hall with 2 cupboards providing excellent storage facilities and doors to two well proportioned double bedrooms, the Master with a range of fitted wardrobes, a recently refitted family bathroom with a contemporary white suite and chrome sanitary ware and a beautiful dual aspect living/dining room offering spectacular views of the River Bulbourne and countryside beyond. Finishing the accommodation is a recently refitted kitchen with a range of high gloss units, co-ordinating tiles and work surfaces, an integrated oven and hob and space and plumbing for white goods. Externally, the property sits in

lovely communal grounds. Call Now to View.

'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).

Glorious views of Canal and Moor`

Well located for Boxmoor `village` local schools and mainline station with links to London Euston

Living/Dining Room

Refitted Kitchen

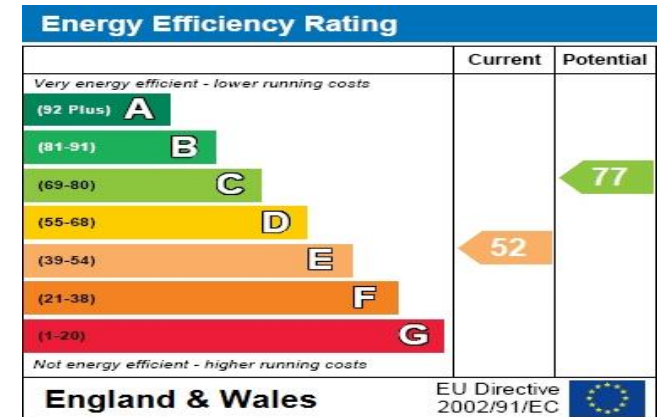
Extended lease

Double glazing

Gas heating to radiators

Garage

No Upper Chain



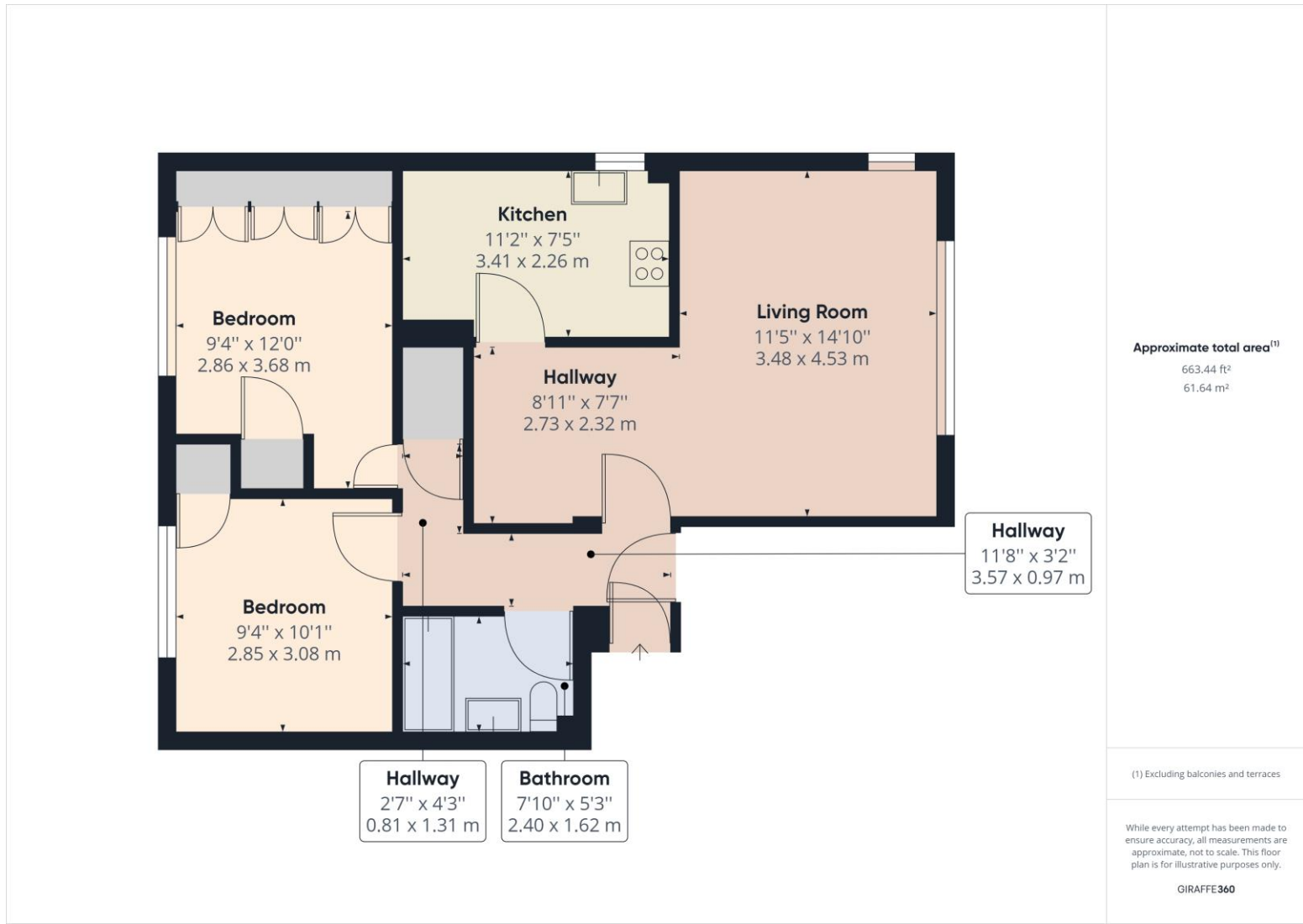
Spacious 2nd floor 2 Bedroom Apartment located in popular residential area

David
Doyle

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.

MAYFAIR
OFFICE.CO.UK

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



105 River Park
Boxmoor
Hemel Hempstead
HP1 1OZ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671