



**Melsted Road, Boxmoor, HP1 1SX**  
**Asking price £290,000**

**Sears & Co**  
estate & letting agents

A WELL PRESENTED, two bedroom first floor maisonette offered for sale with a 900+ YEAR LEASEHOLD, located on Melsted Road in BOXMOOR. Accommodation includes a private entrance area, open plan living/dining room, kitchen, two DOUBLE bedrooms and a RE-MODELLED family bathroom. Externally the property further benefits from a PRIVATE REAR GARDEN and PARKING. Contact sole appointed selling agents Sears & Co to arrange your viewing.

### Double Glazed Front Door

### Entrance

Stairs rising to the accommodation.

### Hallway

Opaque double glazed window to side aspect. Radiator. Access to all rooms. Storage cupboard.

### Living Room

Double glazed window. Radiator. Wood effect flooring.

### Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit and mixer tap. Space for an oven. Space for a fridge-freezer. Space for a washing machine. Tiling to splash back areas. Wood effect flooring

### Bedroom One

Double glazed window. Radiator. Fitted wardrobes. Wood effect flooring.

### Bedroom Two

Double glazed window. Radiator. Built in wardrobe. Wood effect flooring.

### Bathroom

Opaque double glazed window. Fitted with a three piece white suite to include a tile enclosed bath with shower over, pedestal wash hand basin and a low level W/C. Underfloor heating. Tiled flooring. Tiled Walls. Extractor fan.

### Externally

The property further benefits from a private garden mainly laid to lawn. Stepping stones leading to the wooden shed. An area of patio. Primarily enclosed by timber panel fencing. Gated access. Parking to the rear of the property.

### Lease Information

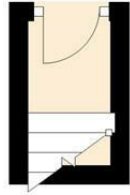
The owners have advised that the property has approximately 994 years remaining on a 999 year leasehold. The owners have also advised that there are no service charges. There is a ground rent charge of £200 per year. This information should be verified with a solicitor prior to any exchange of contracts.



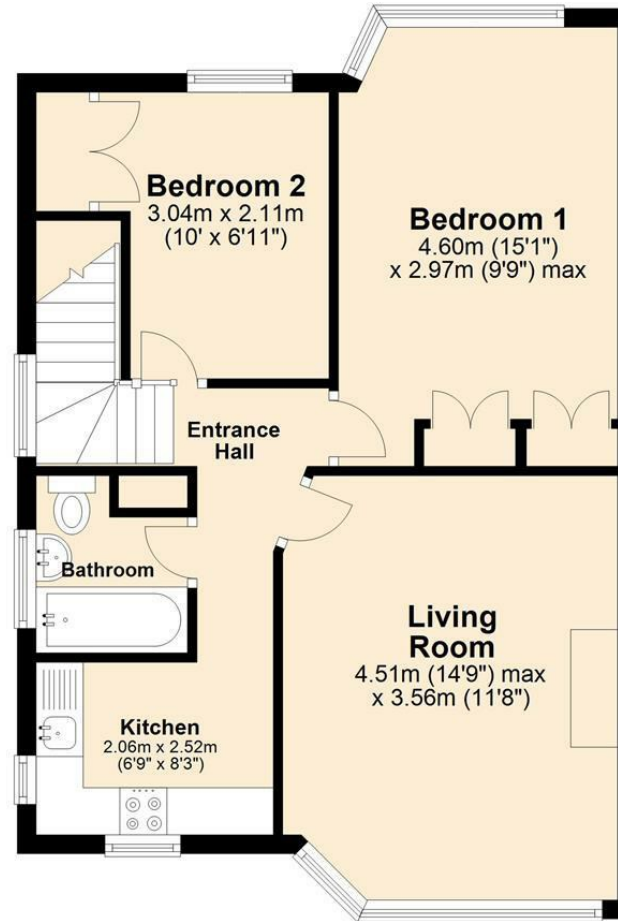
**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

**Ground Floor**  
Approx. 1.3 sq. metres (14.5 sq. feet)



**First Floor**  
Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

