





£269,500

We are delighted to offer this stunning 1 Bedroom first floor apartment with a Garage located in the heart of Boxmoor 'Village'. The property also benefits from a useful loft space accessed via fixed stairs. The property is conveniently located for local shops, amenities and Hemel Hempstead main line station with links to London Euston. The property has been fully refurbished by the current owner to offer a contemporary and spacious feel to the apartment. With a refitted kitchen. Luxuriously fitted Shower Room and a generous double bedroom. With a long lease and low running costs, this property is definitely a must view.

Property Description

Entrance

Double glazed front door opens to the communal entrance with stairs to the first floor.

Entrance Hall

Upgraded front door, hardwood flooring, storage cupboard with telephone point and data connections, recessed spot lights.

Lounge

With large double glazed window to the rear, radiator, wall light points, power and data point for overhead projector, speaker points, fixed stairs to the useful loft room.

Kitchen

A recently refitted kitchen benefitting from a range of base and eye level storage units, Quartz work surface areas with an inset stainless steel sink with mixer tap set below a double glazed window to the side, built in four ring induction hob with extractor over, built in double oven with microwave, integrated dish washer, tiled surrounds, hardwood flooring, ceiling speakers with recessed spot lighting, space for fridge freezer and washing machine.

Bedroom

A large bedroom with double glazed window to the front, radiator, recessed spot lighting, wall lights, data points and ceiling speakers.

Shower Room

A luxury shower room comprising a corner shower cubicle with fixed rainfall shower head and hand held attachment, WC with concealed cistern, wash hand basin with mixer tap set in a floating vanity unit with cupboard below, tiled surrounds and flooring with under floor heating, wall mounted contemporary styled radiator, double glazed window to the side, recessed spot lighting, extractor fan and ceiling speaker.

Loft Room

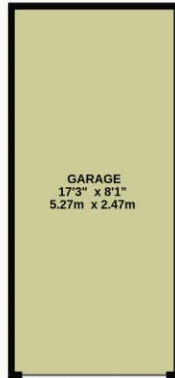
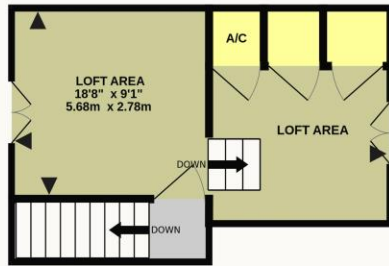
A fixed staircase rises to a useful loft space, which the current owner uses as a study, set in two defined areas fully carpeted with eaves storage cupboards, radiator, cupboard with wall mounted gas boiler and space for tumble dryer, further storage cupboard. NB, Velux windows could be fitted to provide natural light.

Garage

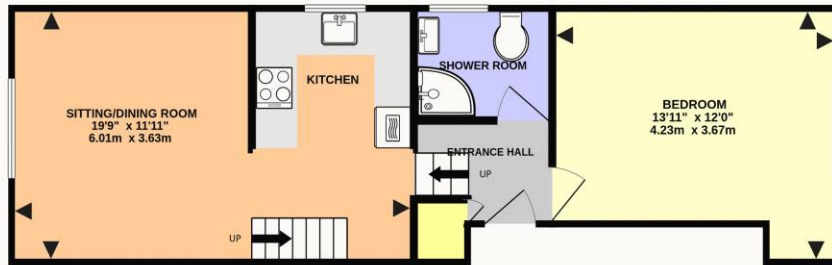
With an electric up and over door, with power and lighting.

LOFT SPACE
205 sq.ft. (19.0 sq.m.) approx.

GARAGE
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR
405 sq.ft. (42.2 sq.m.) approx.




PULLER ROAD, HEMEL HEMPSTEAD HP1 1QL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk