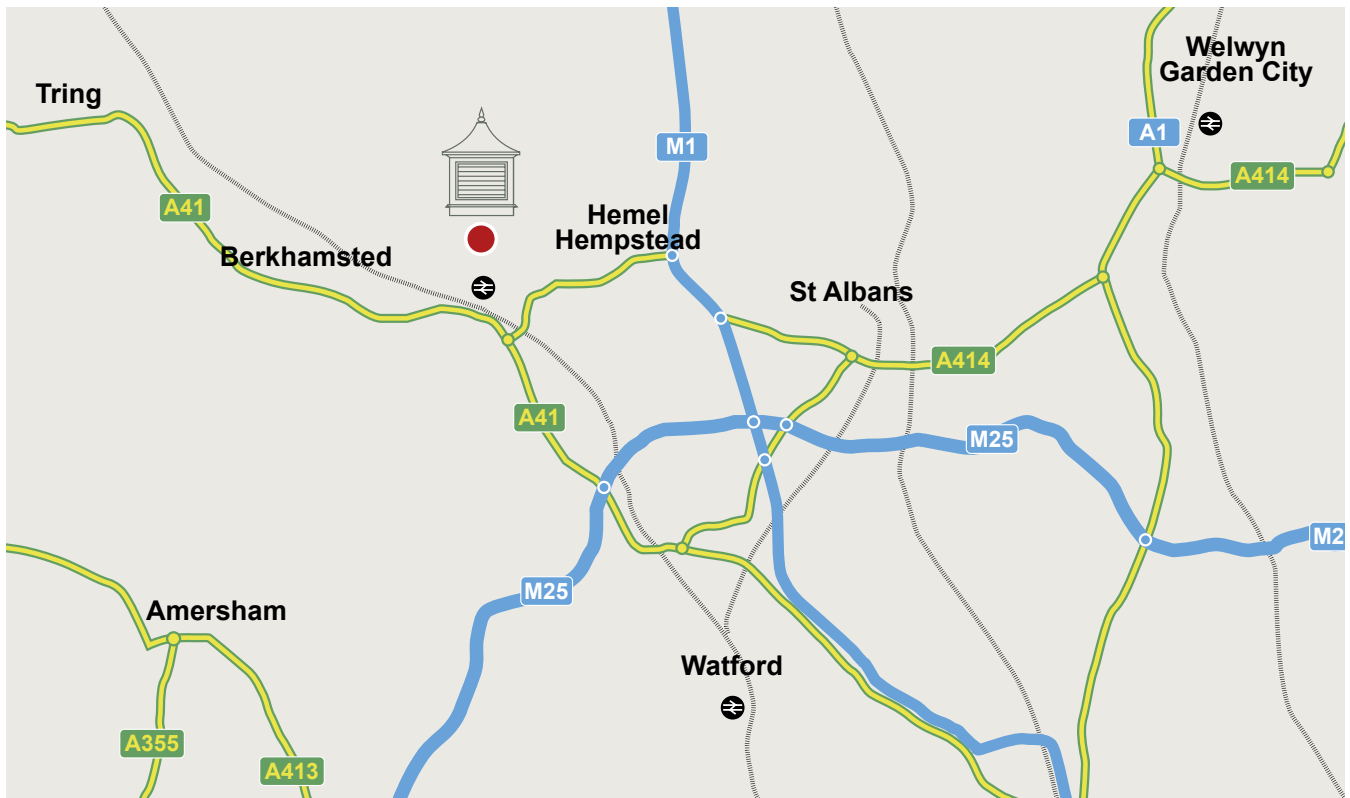




ST. MARY'S PLACE

B O X M O O R

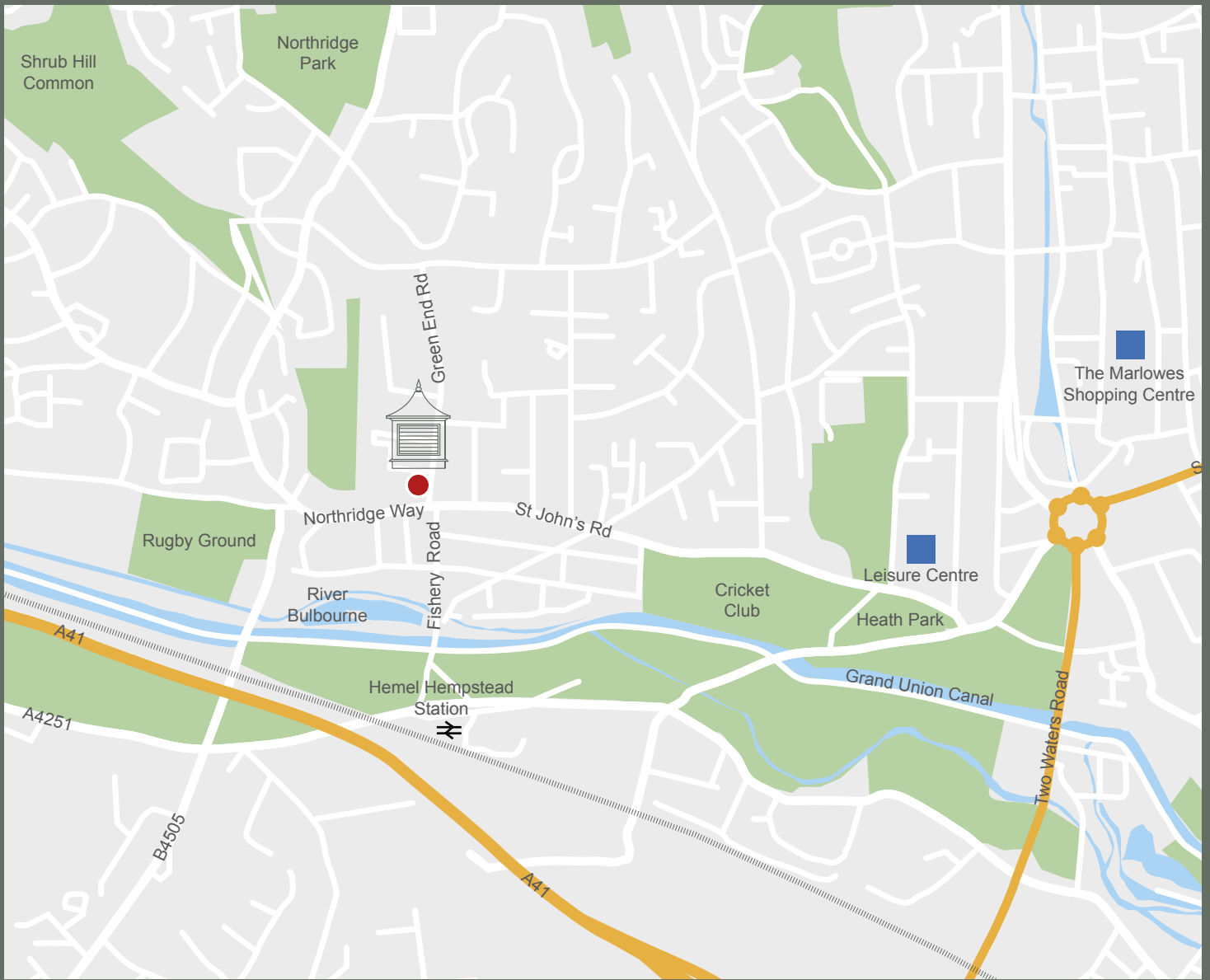


Boxmoor is a village near Hemel Hempstead which has its own distinct identity and character. While larger town amenities are located about half a mile to the east, St. John's Road offers a good selection of local independent retailers including a pharmacy, post office, off licence and florist. There are several local public houses and cafés including the Fishery Inn and Fishery Wharf café which overlook the canal. Boxmoor enjoys excellent access to the national road network (A41) and is served by regular public buses and mainline rail services to London Euston (under 30 mins).

Boxmoor derives its name from the Box tree which is linked with 'mor', signifying a marsh. The ancient meadowlands are still a feature of the locality and today are under the stewardship of the Box Moor Trust (Est. 1594). There are many wonderful walks across the meadowlands, along the Grand Union Canal and the Bulbourne river, and beyond into the delightful Chiltern countryside.

St. Mary's Place is built within the grounds of the early C19th Grade II listed Green End House. From 1960 until Ash Mill's recent purchase, the property had been owned by the Saint Rose of Lima Association, a Roman Catholic teaching order. In the same year, St Rose's Infant School was built by the Catholic order and staff accommodation was provided within an extended Green End House. This subsequently became known locally as St. Mary's Dominican Convent.

The 1960s extensions and alterations have been removed from Green End House to make way for twenty generously proportioned energy efficient homes built in a traditional style. St. Mary's Place is just a few minutes' walk to the nearby St. John's Road shops and the station is reached comfortably within a ten minute walk over the Grand Union Canal. The properties are set around two attractively landscaped courtyards and there is an estate office and residents' room providing a focal point for the social life of St. Mary's Place. Each home has its own secure private garage and overlooks landscaped gardens.



THE DEVELOPMENT



St Mary's Place is a development for people aged 55 and over, designed for those who are looking to move from a larger house and garden to somewhere new and more convenient.

This thoughtfully designed gentle development of only twenty homes is arranged around two pretty garden courtyards.

There is a residents' room for use by the residents for meetings and socialising, and with it a small office and WC for the estate managers. Their role will be to look after the development on a day-to-day basis and to be on hand for advice and emergencies.

The freehold and management of the development will be with Green Hill Trust, a local charitable trust who will provide oversight of the overall arrangements of the scheme. They will have responsibility for appointing the estate manager and take much of the burden of home ownership away from residents.

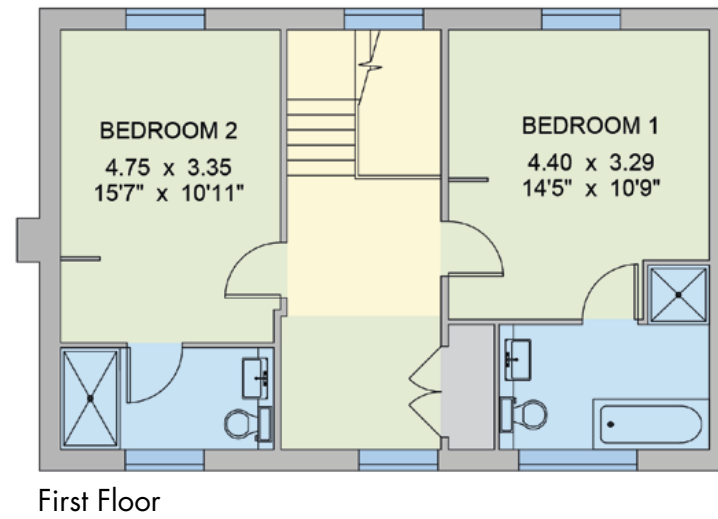
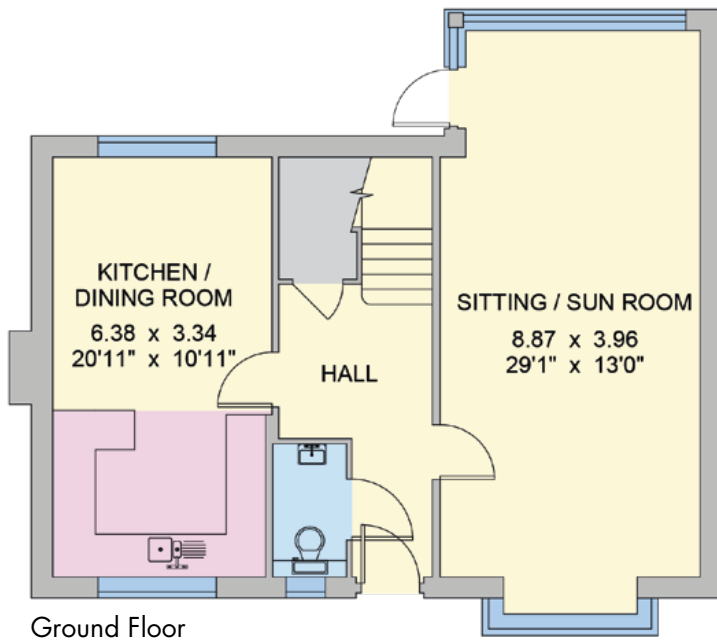
An annual service charge will be payable which will cover most of the usual household costs such as the insurance and maintenance of the buildings, care of the gardens, window cleaning, refuse collection and upkeep of security systems. Owners will be consulted annually concerning all services and expenditure. As a result, living at St Mary's Place should ease up the lives of residents significantly and reduce annual household expenditure when compared to a larger family home.

THE SPECIFICATION

- Sleek contemporary Nolte kitchen cabinets with handleless soft-close doors and drawers. High quality thermoformed seamless worktops
- Integrated Neff appliances including 'slide and glide' multi-function oven, combination oven, electric induction hob, extractor fan, fridge freezer and dishwasher
- Engineered wide plank oak flooring on the ground floor. Most kitchens and all cloakrooms have Porcelanosa floor tiles
- Cormar wool feature carpet on the stair and fitted carpets on the landing and in bedrooms
- White Duravit sanitaryware with Hansgrohe shower valves, heads and taps
- Porcelanosa floor and wall tiles in bathrooms with separately programmable electric under-floor heating and dual fuel heated towel rails
- Carefully designed lighting with recessed low voltage LED downlighters and 5 amp circuits for table lamps
- TV and telephone points in most rooms
- Gas central heating with high quality boilers, under floor heating on the ground floor and radiators on the first floor
- Laundry cupboard conveniently located on the first floor, large enough for separate washing machine and tumble dryer
- Single wide garage with electric up and over Cardale timber garage door
- Ten year structural warranty from Checkmate New Home Warranties

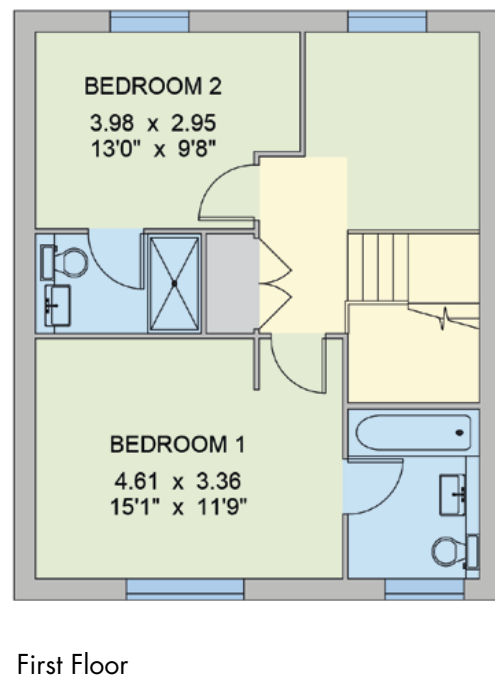
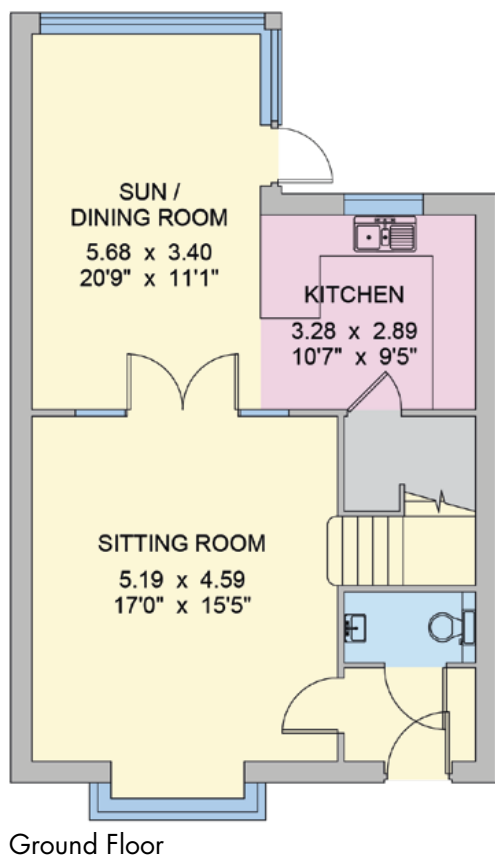
The properties are to be sold with a 150 year lease at a ground rent of £250 per annum.

No. 1

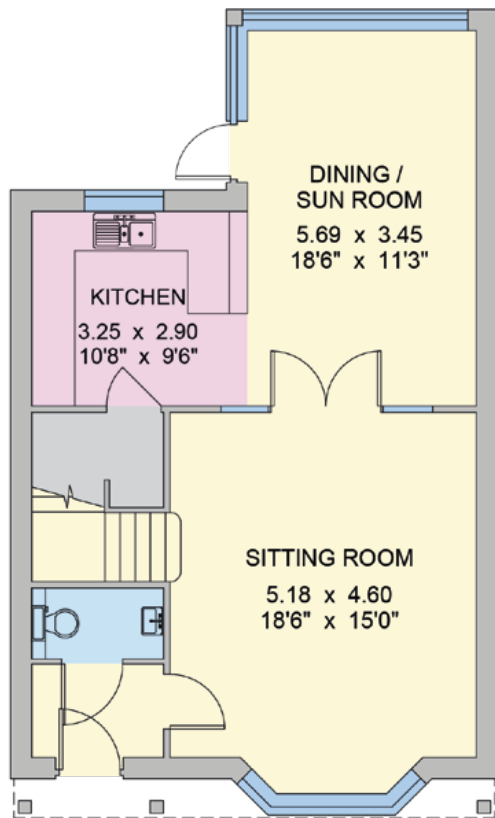


No. 4, 8, 12 & 17

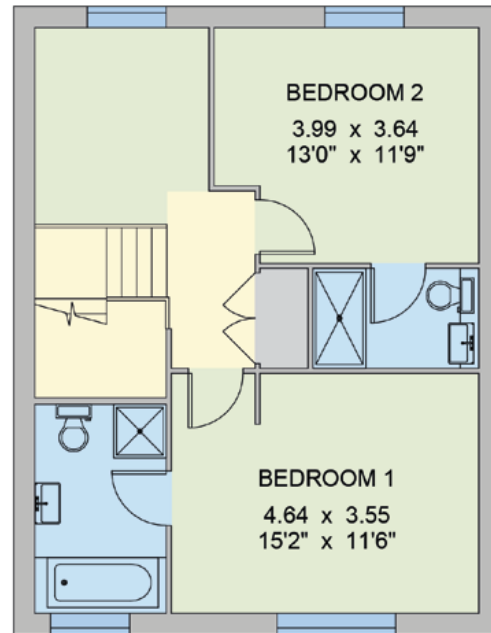
No. 2, 5, 9 & 15 are mirrored layouts



No.7, 11 & 16
No.3, 6 & 10 are mirrored layouts

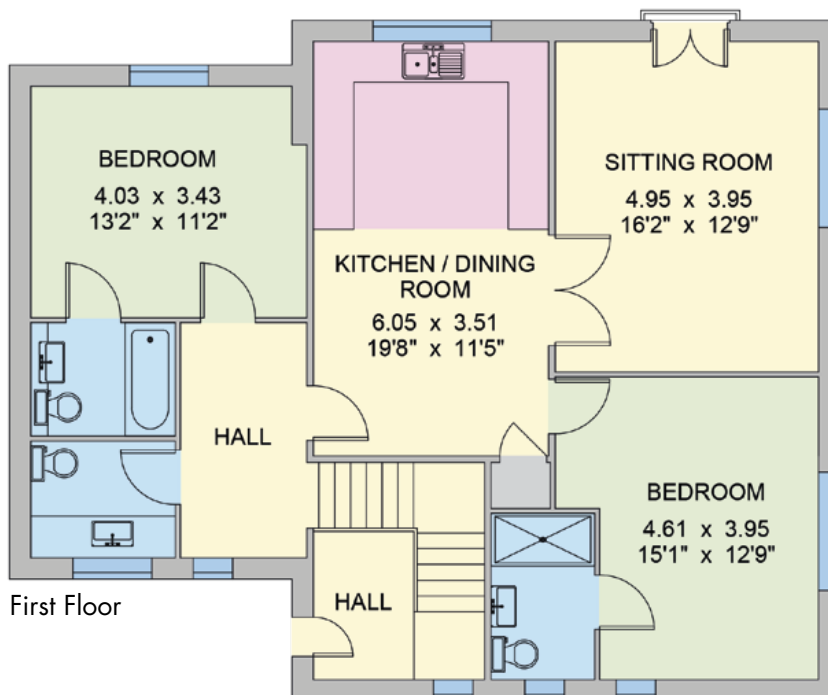


Ground Floor



First Floor

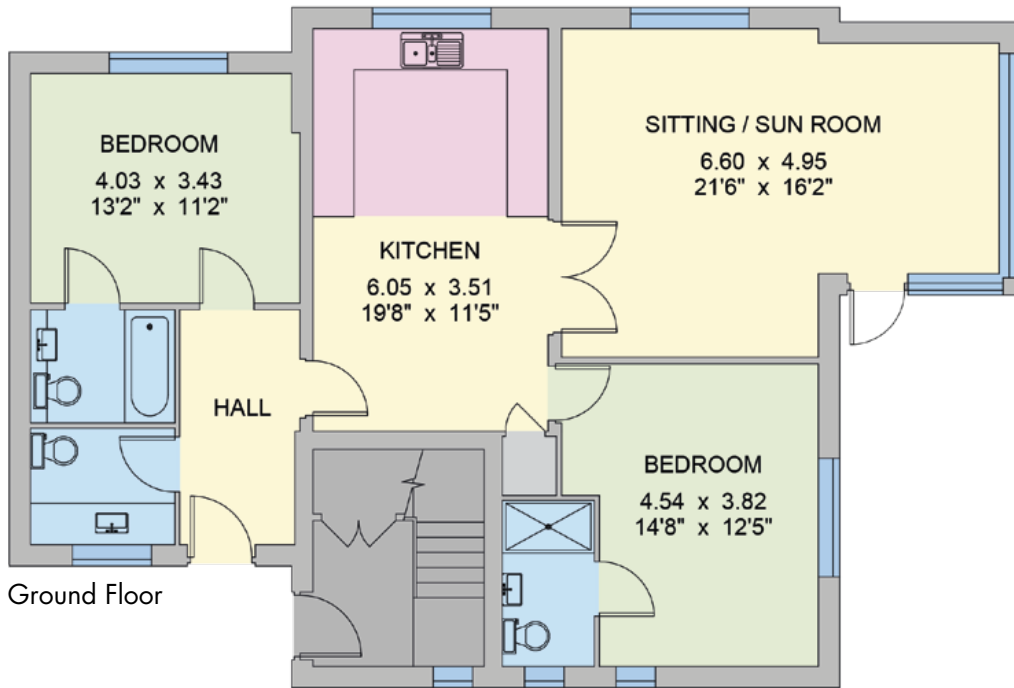
No.19
No.13 is a mirrored layout



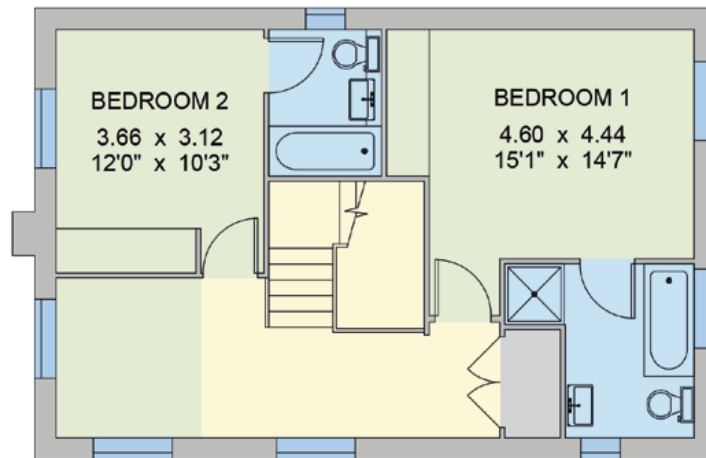
First Floor

No.18

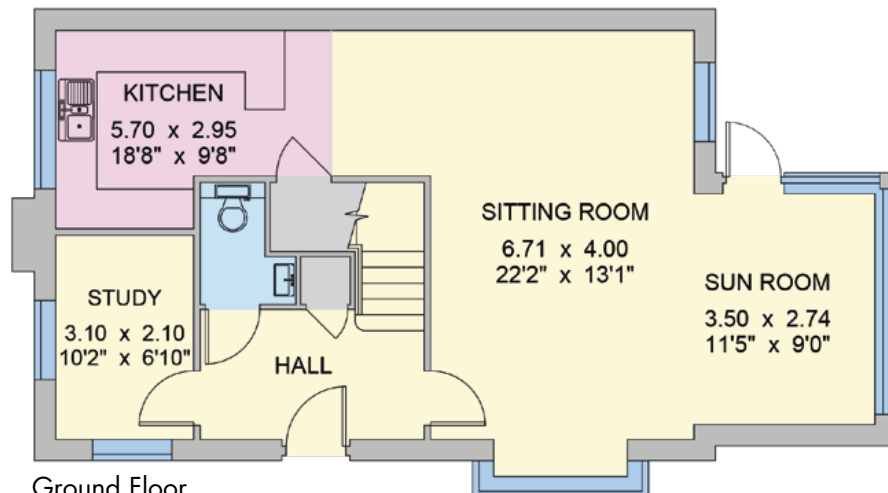
No.14 is a mirrored layout



No.20



First Floor





www.StMarysPlaceBoxmoor.co.uk

1-20 St. Mary's Place, Green End Road, Boxmoor

Hertfordshire

HP1 1GG

01494 410230



Ash Mill Developments for themselves and for the vendors or lessors of these properties give notice: i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Ash Mill Developments and its selling agents has any authority to make or give any representation on warranty whatsoever in relation to the property. The interior photographs used in this brochure are of No.20 St Mary's Place. June 2019.

