



**River Park, Hemel Hempstead HP1 1QZ**



**welcome to**

**River Park, Hemel Hempstead**

Located in the very sought after area of Boxmoor and with fantastic views over The Grand Union Canal is this well presented two bedroom ground floor riverside apartment. Features include good sized living accommodation, good sized kitchen, modern shower room & small private patio area.





**Floor Plan**



**Garage**

### Entrance Hall

### Lounge

18' 1" To Max x 14' 11" To Max ( 5.51m To Max x 4.55m To Max )

### Kitchen

10' 9" x 7' 3" ( 3.28m x 2.21m )

### Bedroom One

12' x 8' 7" ( 3.66m x 2.62m )

### Bedroom Two

8' 7" x 8' 6" To Recess ( 2.62m x 2.59m To Recess )

### Shower Room

### Outside

### Garage In Nearby Block

### Private Communal Parkng

Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

**River Park, Hemel Hempstead**

- Sought After Residential Area
- Two Bedroom Ground Floor Riverside Apartment With Garage In Nearby Block
- Overlooking The Grand Union Canal, River Bulbourne & Boxmoor Moor
- Well Presented Throughout
- Good Sized Living Accommodation

Tenure: Leasehold EPC Rating: C

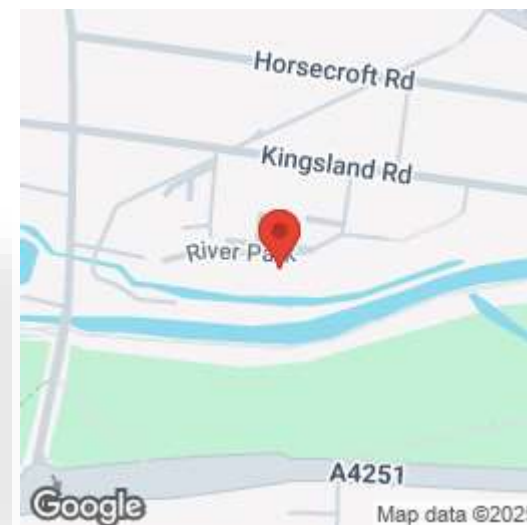
Council Tax Band: D Service Charge: 1464.32

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111031](https://www.brownandmerry.co.uk/Property/HHD111031)



Property Ref:  
HHD111031 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **brown & merry**



**01442 232400**



[HemelHempstead@brownandmerry.co.uk](mailto:HemelHempstead@brownandmerry.co.uk)



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**