



River Park, Hemel Hempstead HP1 1QZ

welcome to

River Park, Hemel Hempstead

**** NO UPPER CHAIN & EXTENDED LEASE **** Located in the sought after River Park development and being well presented throughout is this two bedroom upper floor flat. 0.2 miles walking distance of the centre of Boxmoor and 0.4 miles of Hemel Hempstead Station. Give us a call today !!





Entrance Hall

Lounge / Dining Room

20' 5" To Max x 15' To Max (6.22m To Max x 4.57m To Max)

Kitchen

11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom One

13' 9" x 8' 9" (4.19m x 2.67m)

Bedroom Two

8' 9" x 7' 2" (2.67m x 2.18m)

Bathroom

Outside

Garage In Near By Block

Total floor area 60.4 m² (650 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

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River Park, Hemel Hempstead

- No Upper Chain & Extended Lease
- Sought After River Park Development
- Two Bedroom Upper Floor Flat
- Overlooking The Grand Union Canal
- Spacious Living Accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1600.00

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.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111308](https://www.brownandmerry.co.uk/Property/HHD111308)



Property Ref:
HHD111308 - 0005

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brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



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