

St. Mary's Place
Boxmoor

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Asking Price £800,000

entrance hall | WC | sitting room | dining/sun room | kitchen | large first floor landing | principle bedroom with ensuite bathroom | second double bedroom with ensuite shower | private rear garden | single garage

An exclusive two/three bedroom terraced home with private garden and garage parking, situated in this rather charming, thoughtfully designed development for the over 55s.

Accommodation is comprised of a spacious sitting room opening through to an extensively glazed kitchen/dining room at the rear. There is the convenience of a ground floor WC. The first floor offers two ensuite bedrooms plus a large landing area; a useful space which could serve as an office, library, or, if enclosed, a third bedroom. The property also enjoys a private rear garden with patio area and lawn, plus separate garage parking.

High specification finishes include engineered oak flooring with underfloor heating to the ground floor, contemporary Nolte kitchen cabinetry with integrated Neff appliances, and luxury bathrooms with Duravit sanitary-ware and Hansgrohe fittings complemented by Porcelanosa tiling.

St Mary's Place is an exclusive development of only 20 homes arranged around two pretty courtyard gardens; this particular property is situated within the North Courtyard. There is the benefit of a residents' room for meeting and socialising, and an estate manager on hand for advice and emergencies.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum).

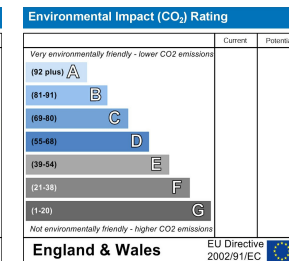
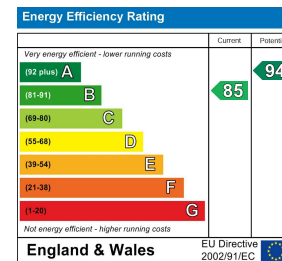
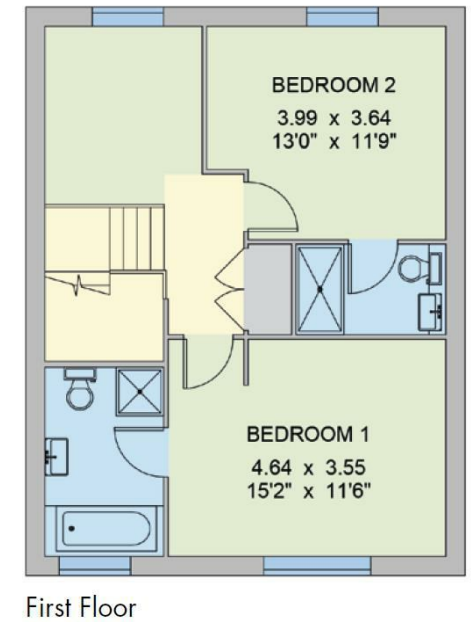
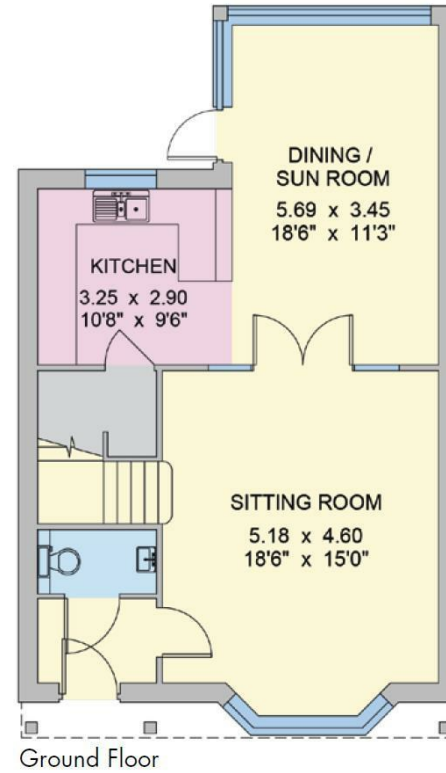
Tenure

Lease: 150 years
Ground rent: Peppercorn
Service charge: c. £3,000 per annum

Situation

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping and recreational facilities are available nearby. The mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.

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