

28b Glenview Gardens,  
Boxmoor, Hemel Hempstead,  
Hertfordshire, HP1 1TF

David  
**Doyle**  
Sales and Lettings

Price £250,000 Share of Freehold



David Doyle are pleased to present to the sales market this spacious one double bedroom first floor apartment situated close to Boxmoor `Village`, local shops, amenities and mainline railway station with links to London Euston. The property is well arranged and comprises a communal entrance with stairs to the first floor and a personal door opening to a generous living room with doors to the large double bedroom and the recently refitted kitchen arranged with a range of cream high gloss wall and base units, integrated appliances, co ordinating work surfaces and space and for white goods. Accessed from the kitchen is a useful utility area with plumbing for a washing machine and a door to the bathroom, arranged with a white suite and chrome sanitary ware .This rarely available apartment is offered with a SHARE OF THE FREEHOLD, gardens and off street parking. Further benefits include gas heating to radiators and double glazing. offered with NO UPPER CHAIN, an appointment to view is highly recommended.

'Boxmoor Village` has a range of shopping facilities and amenities, including the village hall and playhouse, restaurants and public houses. The Moor is a beautiful open space with a cricket pitch and with the Grand Union Canal & River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins).

First Floor Apartment

Share Of Freehold

Gardens & Parking

Boxmoor Situation

Spacious Room Sizes

Close To Amenities & Village

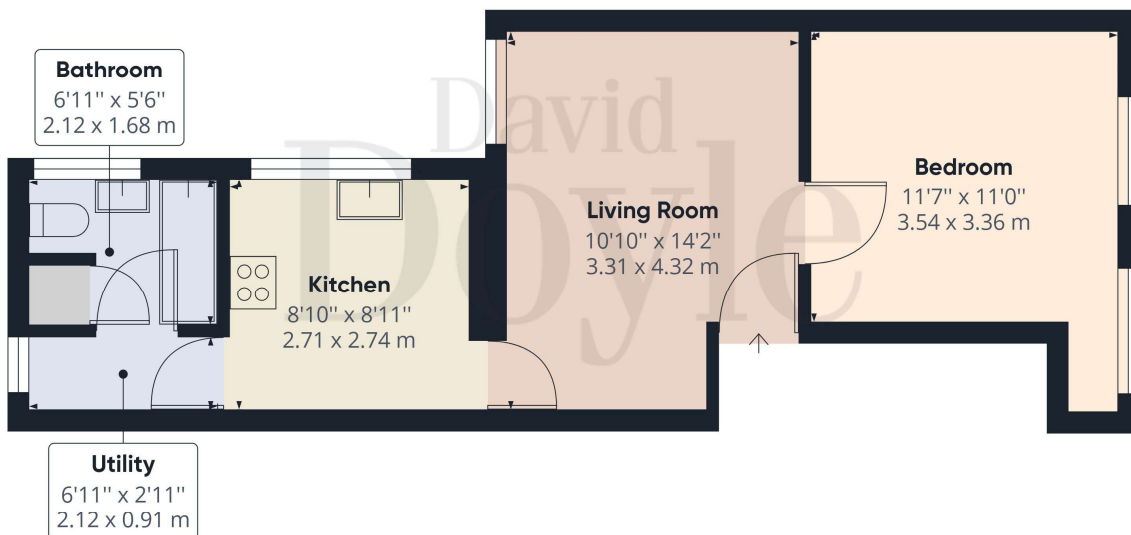
NO UPPER CHAIN

Viewing Highly Recommended

Perfect First Time Purchase

Council Tax Band B

Tenure -Share of Freehold

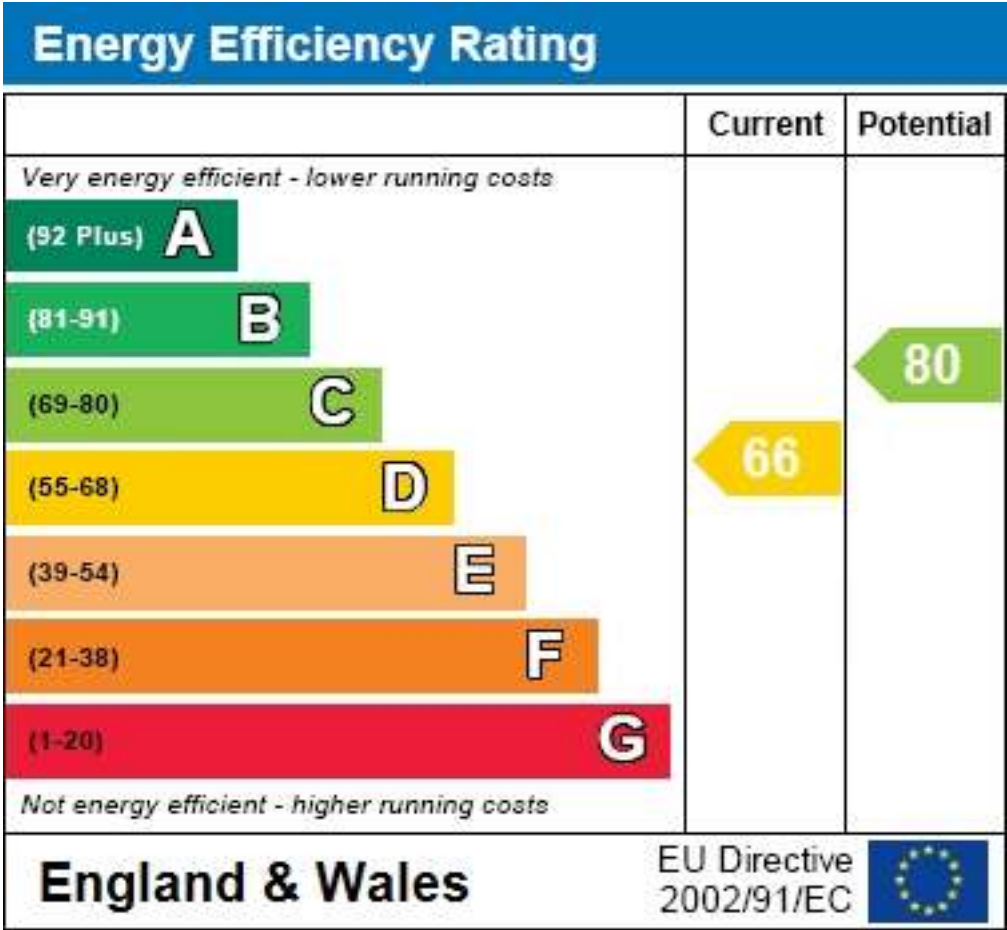


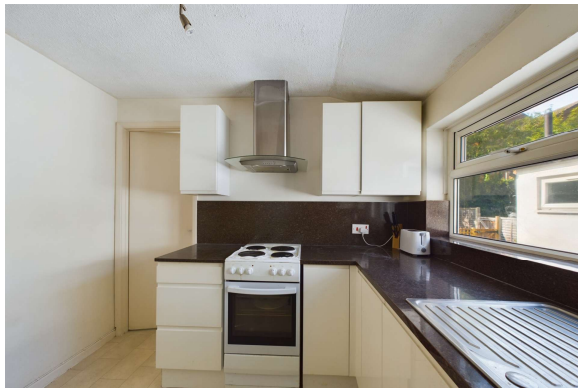
Approximate total area<sup>(1)</sup>  
423.45 ft<sup>2</sup>  
39.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.