

111 River Park

Boxmoor

HP1 1QZ

OIEO £280,000 Leasehold

David
Doyle
Sales and Lettings



This well presented 2 Bedroom second floor Canal Side Apartment has an EXTENDED LEASE, outstanding south facing views towards the River Bulbourne and the Grand Union Canal. It is also conveniently located for Boxmoor 'Village', local shops, sought after schools, amenities and Hemel Hempstead main line station with links to London Euston. The apartment is arranged with a Living/Dining Room with a BALCONY offering outstanding views, a fitted Kitchen, family Bathroom and 2 good sized Bedrooms. With double glazing, gas heating to radiators, Garage and beautiful communal gardens. NO UPPER CHAIN

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

Two Bedroom Top Floor Apartment

Outstanding Canal Side Views

Close To Station & `Boxmoor` Village

Refitted Kitchen & Bathroom

Balcony With Far Reaching Views

Garage

Extended Lease - 135 Years Remaining

Viewing Advised

Council Tax Band D

Tenure -Leasehold



Scan here for more details







CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

111 River Park, Hemel Hempstead, Hertfordshire, HP1 1QZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1960's
Council Tax Band	D
This year council tax charge	1836.68
Tenure	Leasehold
Remaining Lease Length	135 years
Ground Rent	15
Next ground rent review date	unknown
Method of review/price increase	Unknown
Service charge this year	£1500
Name of management company	Proxim
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	None connected
What parking facilities does your property have	Garage
Please state any costs per annum for parking	0

Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	Yes
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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