

64b Glenview Road

Boxmoor

HP1 1TB

David
Doyle
Sales and Lettings

OIEO £365,000 Share of Freehold



A superb 2 double bedroom first floor apartment situated in this exclusive development of only 4 apartments and conveniently located for Boxmoor 'Village', sought after schooling, local amenities and Hemel Hempstead main line station with links to London Euston. Constructed in approximately 2020 and with the benefit of Share of freehold, the property is finished to an exceptional standard throughout with high quality fixtures and fittings and has been very well maintained by the current owner. The accommodation comprises a secure entry phone system with a door opening to the communal hallway, stairs to the first floor and a personal door opening to the apartment, arranged with a generous hallway and doors to large storage cupboards, the contemporary fully tiled family bathroom fitted in a white suite with chrome fittings, two spacious bedrooms, the master with fitted wardrobes and a luxurious fully tiled en suite shower room. Also accessed from the hallway is the fantastic open plan living room incorporating a fully integrated kitchen with coordinating work surfaces, a breakfast bar and bi fold doors opening to a lovely balcony enjoying far reaching views. Externally, the property benefits from an allocated under cover parking space immediately outside the front door. With further benefits including gas central heating and double glazing, an internal viewing is highly recommended.

'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 offer an excellent service to London Euston (26 mins).

High Specification Apartment

Sought After Boxmoor Location

Allocated Covered Parking & Balcony

Master With Contemporary En Suite

Excellent Order Throughout

Close To Amenities & Travel Links

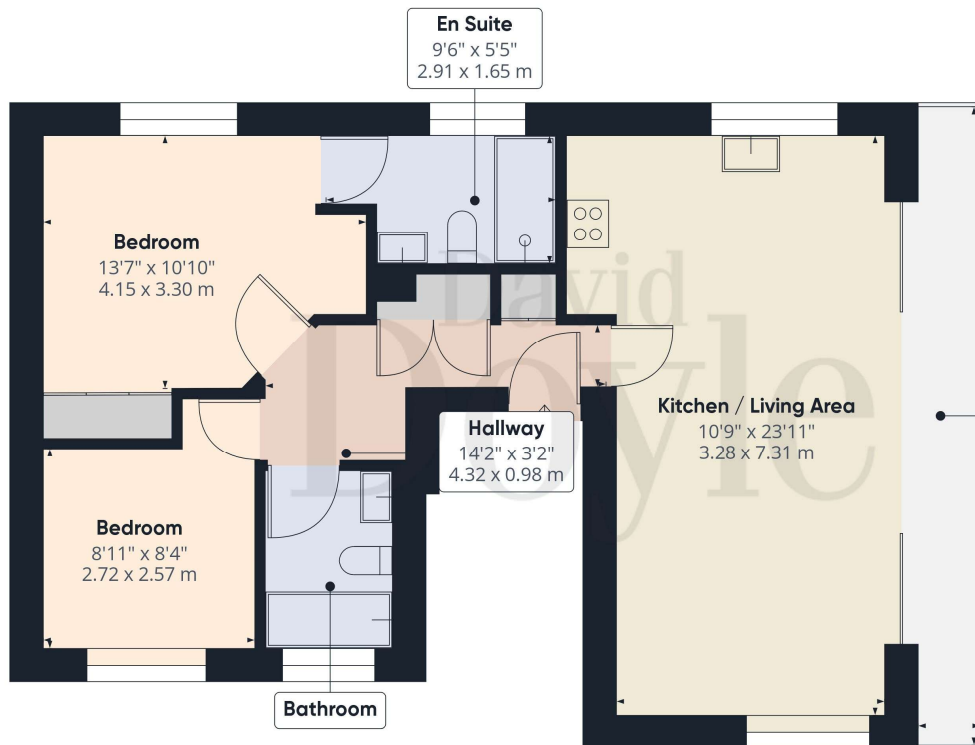
Bi Folds To Balcony

With Far Reaching Views

Internal Viewing a Must

Council Tax Band C

Share of Freehold



Approximate total area^m
685.78 ft²
63.71 m²

(1) Excluding balconies and terraces

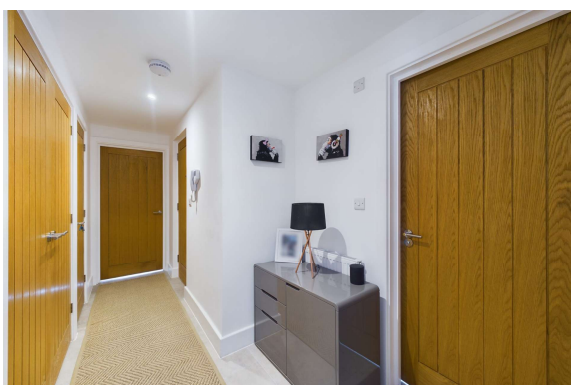
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

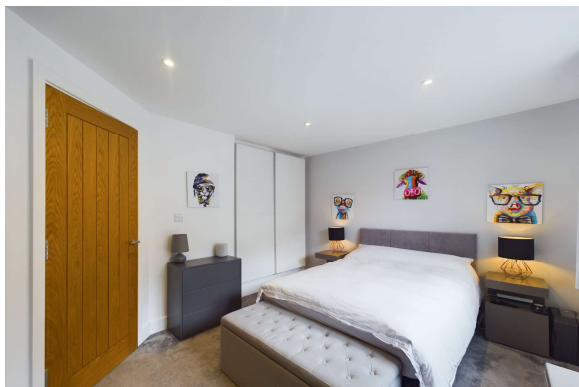
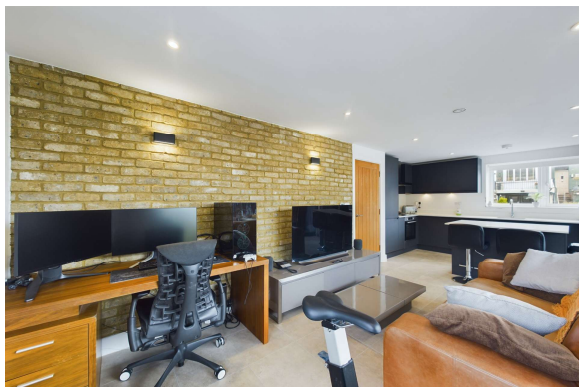
GIRAFFE360

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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

64b Glenview Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TB

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? 2019/2020

Council Tax Band C

This year council tax charge 1240

Tenure Leasehold

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 Fibre

What parking facilities does your property have Allocated Parking under building

Please state any costs per annum for parking none

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 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

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.