

76 Northridge Way  
Boxmoor  
HP1 2AF

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £250,000 Leasehold



David Doyle are delighted to offer to the market this Spacious 1 Bedroom Ground Floor Maisonette located in this sought after Boxmoor Development close to excellent amenities and Hemel Hempstead Mainline Railway Station with links to London Euston. The accommodation has been updated by the current owners and is well proportioned comprising a bright and spacious Living/Dining room with views to the front aspect opening to a recently refitted kitchen with a range of wall and base units, wooden work surfaces and space for white goods, a generous double bedroom with fitted cupboards and quiet views to the rear of the property. Finishing the accommodation is the contemporary family bathroom fitted in white with chrome fittings. Externally, the development offers well tended communal gardens and an Allocated parking space plus further Visitors parking. Further benefits include Gas central heating to radiators and Double glazing. Call Now to View.

'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)

Ground Floor Maisonette

Beautifully Presented

Large Master Bedroom

Refitted Kitchen & Bathroom

Premier Boxmoor Position

Close to Amenities & Station

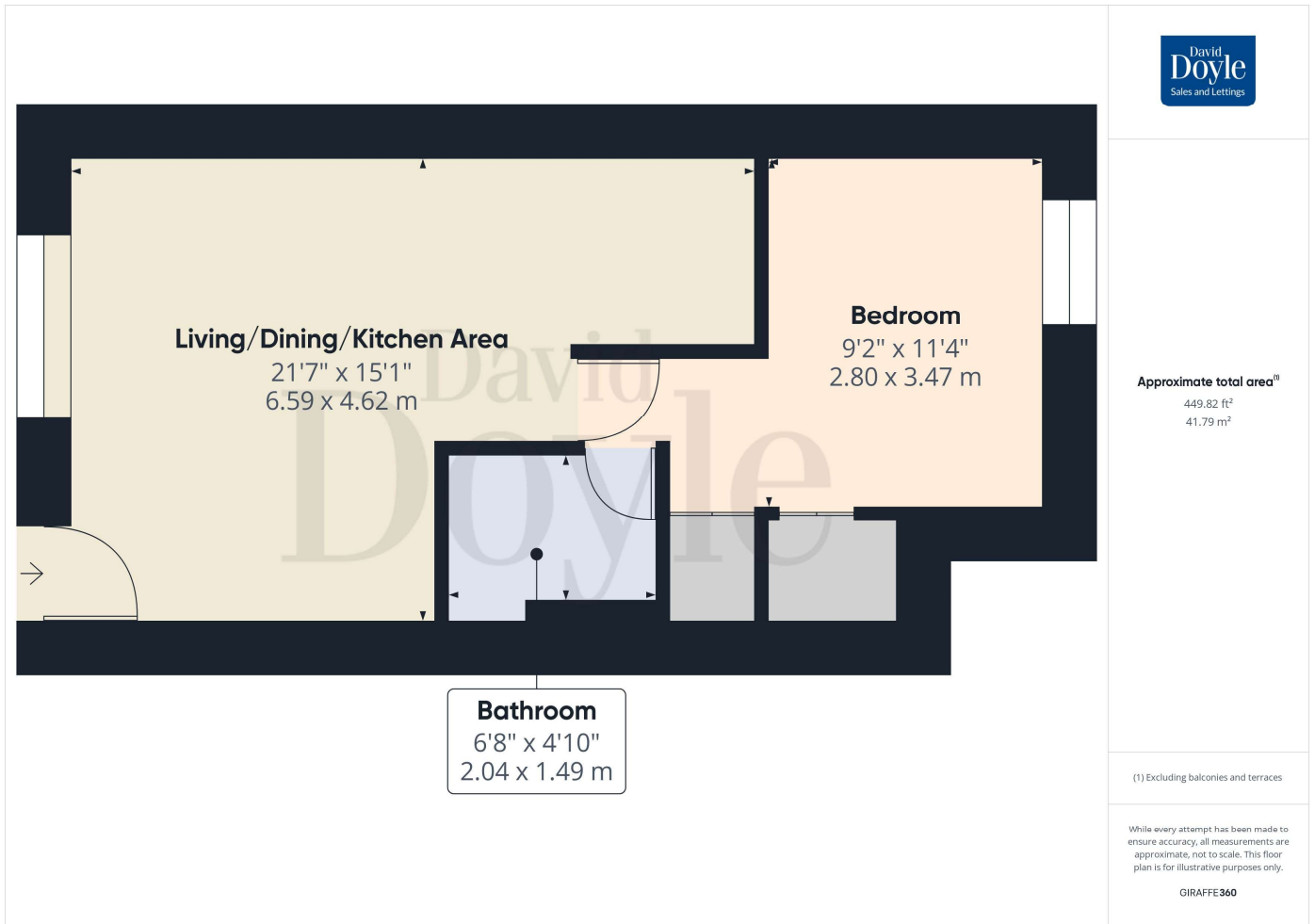
Allocated Parking

Communal gardens

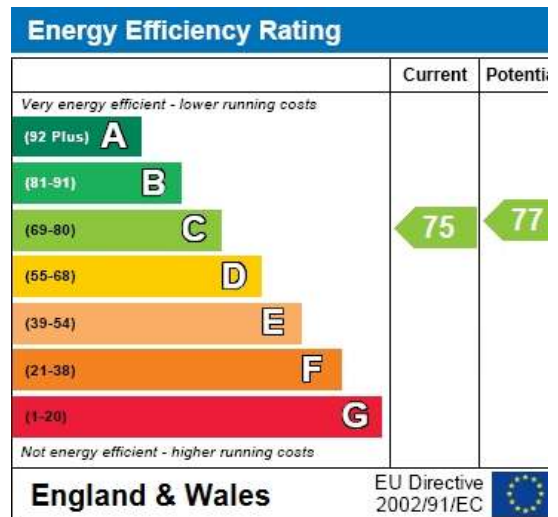
Call To View

Council Tax Band C

Tenure -Leasehold



Scan here for more details







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

# 76 Northridge Way, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 2AF

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?	1980's
Council Tax Band	Band B
This year council tax charge	1684.70
Tenure	Leasehold
Remaining Lease Length	119 year
Ground Rent	£250.00 per annum
Method of review/price increase	Annual
Service charge this year	1008.44
Name of management company	Common Ground
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

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?    No

Is the property an apartment?    No

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.