

## 67 Chaulden House Gardens

Boxmoor

HP1 2BW

David  
**Doyle**  
Sales and Lettings

Price **£260,000** Leasehold



A tastefully presented two double bedroom first floor apartment situated in this popular Boxmoor location close to excellent local shops, schools, amenities and within walking distance to Hemel Hempstead Mainline Station. The apartment has been well maintained and updated by the current owners and comprises a secure communal area leading to the personal entrance door opening to the hall with a door to the generous living/dining room and doors to the fitted kitchen, offered with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods and an inner hallway with doors to two generous double bedrooms and the fully tiled family bathroom fitted in a white suite with chrome fittings. Externally, the property enjoys communal gardens and drying areas and has its own personal brick built storage shed. Further benefits to the property include double glazing and gas central heating. Coming to the market in good order throughout, a viewing is recommended to appreciate this excellent apartment that would make an ideal first time or investment purchase.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Two Double Bedroom

First Floor Apartment

Popular Boxmoor Situation

Close To Amenities & Open Fields

Good Order Throughout

Communal Gardens & Personal Shed

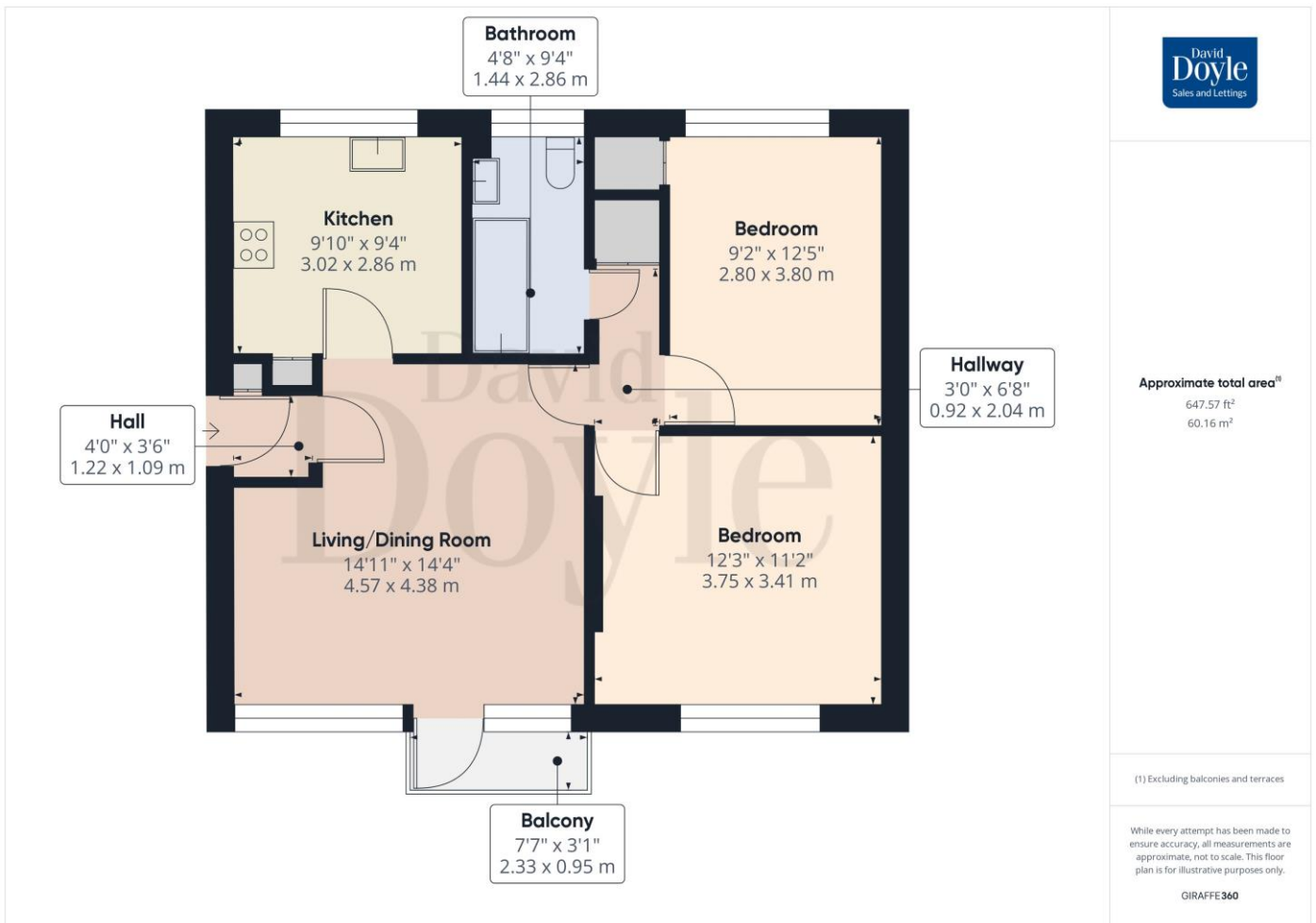
Council Tax band B

WALKING DISTANCE TO HEMEL HEMPSTEAD STATION

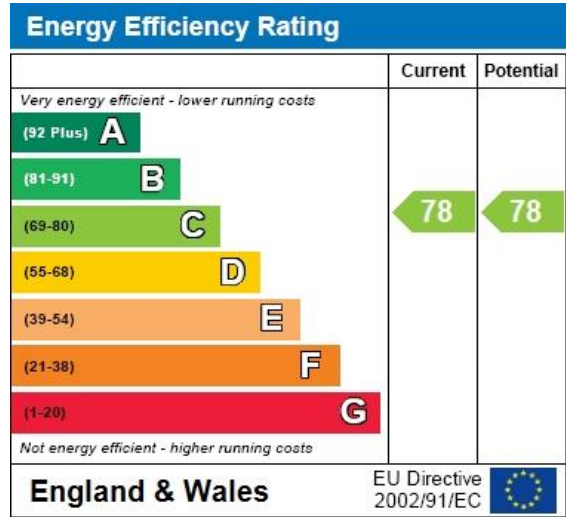
Viewing Advised

Council Tax Band B

Leasehold



Scan here for more details





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

# 67 Chaulden House Gardens, Hemel Hempstead, Hertfordshire, HP1 2BW

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? 1965

Council Tax Band B

This year council tax charge £1600

Tenure Leasehold

Remaining Lease Length 86 years Service charge £280 a year

Ground Rent £10

Next ground rent review date March 2025

Name of management company Dacorum Borough Council

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 Cable

What parking facilities does your property have none but space outside

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

Are you aware of any works required to the block? 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

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