

**59 Chaulden House Gardens,  
Hemel Hempstead,  
Hertfordshire, HP1 2BW**

David  
**Doyle**  
Sales and Lettings

**Offers Over £250,000** Leasehold



This spacious 2 double bedroom ground floor apartment with a balcony and NO UPPER CHAIN is conveniently located for local shops, schools, amenities, Boxmoor `Village` centre and Hemel Hempstead mainline station with links to London Euston. The property has been recently redecorated throughout and is arranged with an open plan lounge dining room with a feature fireplace and a door that offers access to the balcony, a spacious fitted kitchen, an inner hallway that offer access to both bedrooms and a shower room. The apartment also benefits from double glazing and gas heating to radiators. Viewing is highly recommended.

Being located in close proximity of `Boxmoor Village` this property is within easy reach of its 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).

Spacious 2 double bedroom ground floor apartment

Sought after location convenient for local amenities, Boxmoor `Village` and Hemel Hempstead station

Open plan lounge dining room

Fitted kitchen

Shower room

Balcony

Double glazing

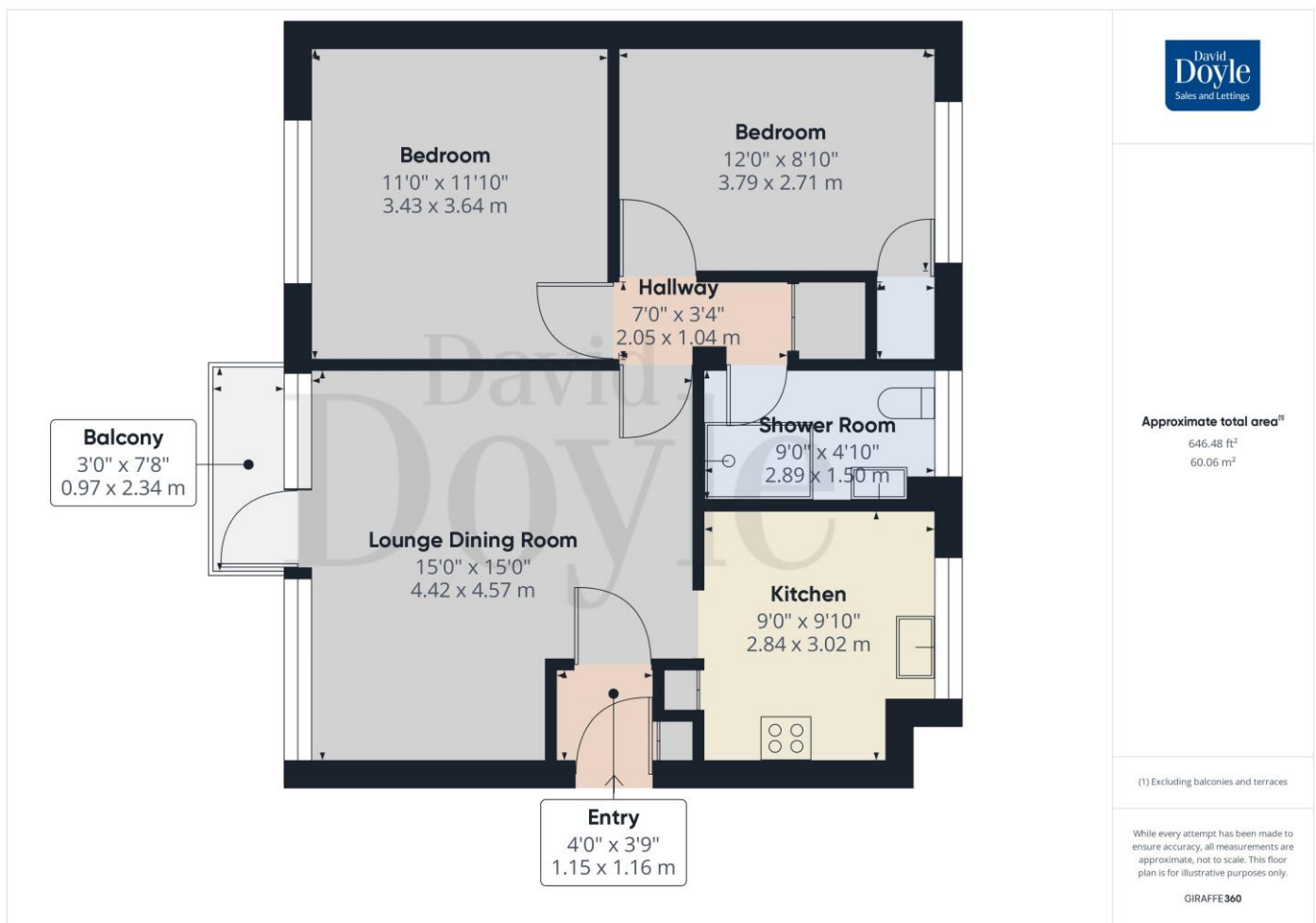
Gas heating to radiators

NO UPPER CHAIN

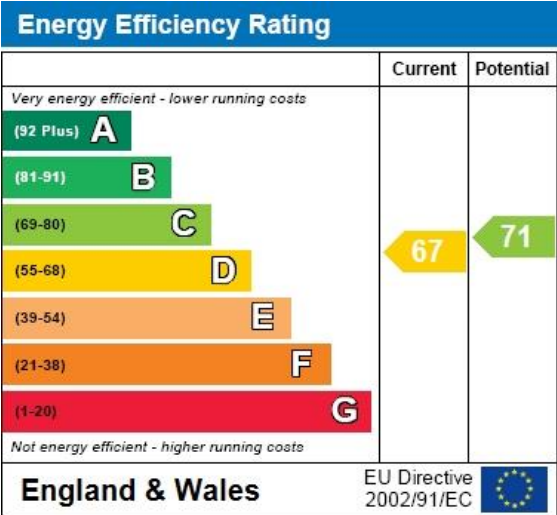
Call NOW to arrange a viewing

Council Tax Band B

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**

## 59 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 1684

Tenure Leasehold

Remaining Lease Length 88

Ground Rent 10

Next ground rent review date March 2025

Service charge this year 600

Name of management company Dacorum 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 None connected

What parking facilities does your property have None

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? No

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 is 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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