

15 River Park, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1RB

David  
**Doyle**  
Sales and Lettings

Price £315,000 Leasehold



Refurbished to a high standard throughout and offering stunning southerly facing views over the Grand Union Canal, River Bulbourne and Boxmoor Trust land this 2 bedroom second floor apartment offers stylish and spacious accommodation while benefiting from a garage in a near by block. The apartment is conveniently located for Boxmoor `Village`, local shops, sought after schooling, amenities and Hemel Hempstead mainline station with links to London Euston.

The dual aspect lounge dining room offers stunning views over the canal and also offers access to the refitted kitchen. The kitchen is fitted with a range of shaker style wall and floor mounted units and a range of integrated appliances. The entrance hall benefits from two good sized storage cupboards and offers access to all rooms. The bedrooms are beautifully presented and both have built in wardrobes while the bathroom has been luxuriously refitted in a contemporary style. Along with the garage the apartment also benefits from well kept communal gardens.

Viewing is a MUST.

'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)

Refurbished 2 bedroom second floor apartment with a garage and stunning views

Beautifully presented throughout

Spacious dual aspect lounge dining room

Refitted kitchen

Luxuriously refitted family bathroom

Both bedrooms benefit from built in wardrobes

Well maintained communal gardens

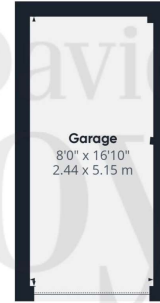
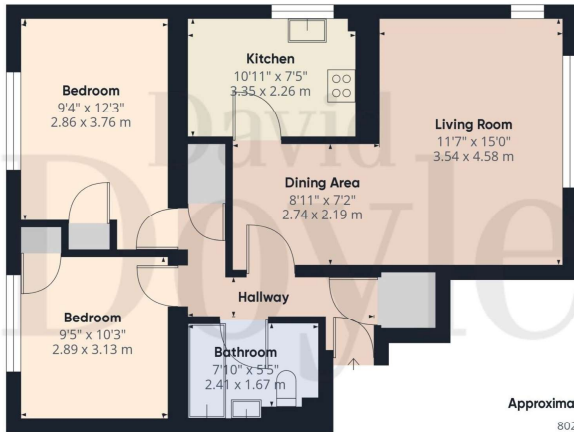
Garage

Convenient for Hemel Hempstead main line station with links to London Euston

A MUST VIEW

Council Tax Band D

Tenure -Freehold



Approximate total area<sup>(1)</sup>  
802.66 ft<sup>2</sup>  
74.57 m<sup>2</sup>

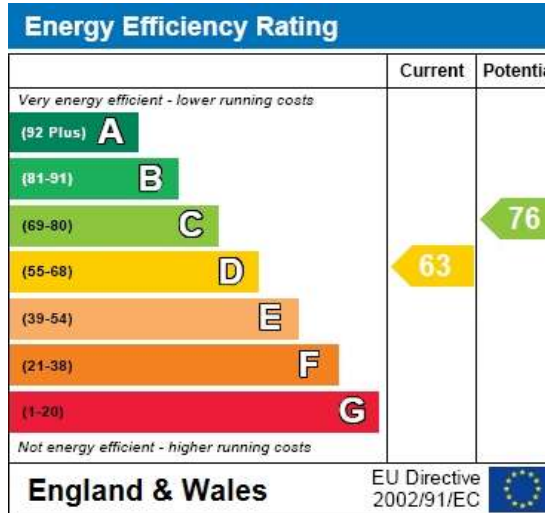
(1) Excluding balconies and terraces

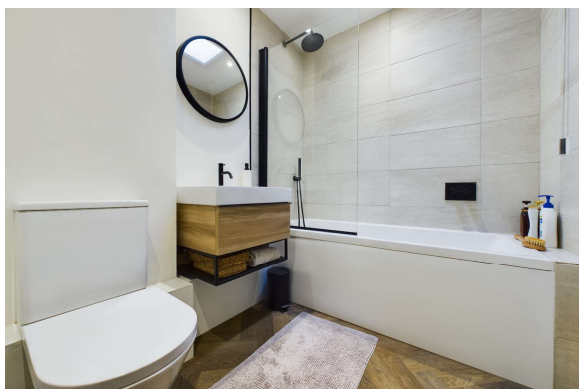
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

# 15 River Park, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1RB

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?	1970
Council Tax Band	D
This year council tax charge	£2166
Tenure	Leasehold
Remaining Lease Length	135
Ground Rent	£15.00
Next ground rent review date	Mar 25
Method of review/price increase	N/A
Service charge this year	£540 (Quarterly Service charge)
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline

What parking facilities does your property have	Garage Permit Parking
Please state any costs per annum for parking	£40
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?	Yes
If yes please state what restrictions are in place.	Structural changes to the apartment must be approved by the free holder.
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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