

**20 The Farthings, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1XD**

David  
**Doyle**  
Sales and Lettings

**Price 290,000** Leasehold



David Doyle are delighted to offer to the Sales Market this rarely available first floor maisonette situated in this select Boxmoor Development. The accommodation is beautifully presented and comprises its own personal door opening to a hallway with stairs to the first floor landing with storage cupboards and a door to an inner hallway with further doors to a spacious sitting room with a balcony enjoying beautiful views of the development and opening to the well proportioned kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods. Also accessed from the hallway are two double bedrooms and the recently refitted contemporary shower room. Externally, the apartment benefits from allocated parking, further visitors parking and well tended communal gardens. Offered in lovely decorative order throughout and having been updated and very well maintained by the current owners and managing agents, an appointment to view is much recommended to appreciate this superb property.

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 offers an excellent service to London Euston (26 mins).

Rarely available 2 double bedroom first floor maisonette

Exclusive and delightfully private residential situation

Spacious lounge/dining room with balcony overlooking the private communal gardens

Updated kitchen

Refitted contemporary bathroom

Allocated off road parking adjacent to the property

Extended lease


Viewing advised

Council Tax Band D

Leasehold

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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

## 20 The Farthings, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1XD

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	B
This year council tax charge	£1,684.70
Tenure	Leasehold
Remaining Lease Length	115 Years
Ground Rent	£966
Next ground rent review date	April 2025
Method of review/price increase	NA
Service charge this year	£1680
Name of management company	Granville & Co
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?	Unknown
What parking facilities does your property have	Allocated Parking

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?	Yes
Are you aware of any works required to the block?	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

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