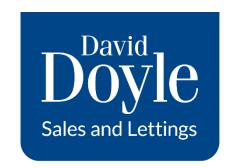
20 The Farthings, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1XD



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

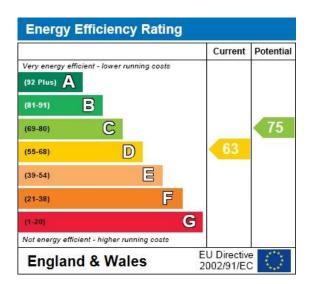
Viewing advised

Council Tax Band D

Leasehold

Scan here for more details





















CALL 01442 248671 OR EMAIL 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	В
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 are?	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

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 informalition 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 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.