

26 Adrian Close

Boxmoor

HP1 1AW

David
Doyle
Sales and Lettings

Price £275,000 Tenure Not Known



A rarely available Two Bedroom 1st floor Apartment with an allocated parking space situated within this exclusive development close to excellent amenities, Boxmoor village and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation is spacious and tastefully presented comprising a generous hallway, an open plan living/dining room with a 'Juliet' balcony and incorporating the fitted kitchen, two generous bedrooms and the bathroom, arranged with a white suite and chrome fittings. With benefits including a secure entry phone system, double glazing and lovely communal grounds, an appointment to view is highly recommended.

'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).

Two Double Bedroom

First Floor Apartment

Allocated Parking

Secure Entry Phone System

Exclusive Boxmoor Development

Attractive Communal Grounds

Beautifully presented Throughout

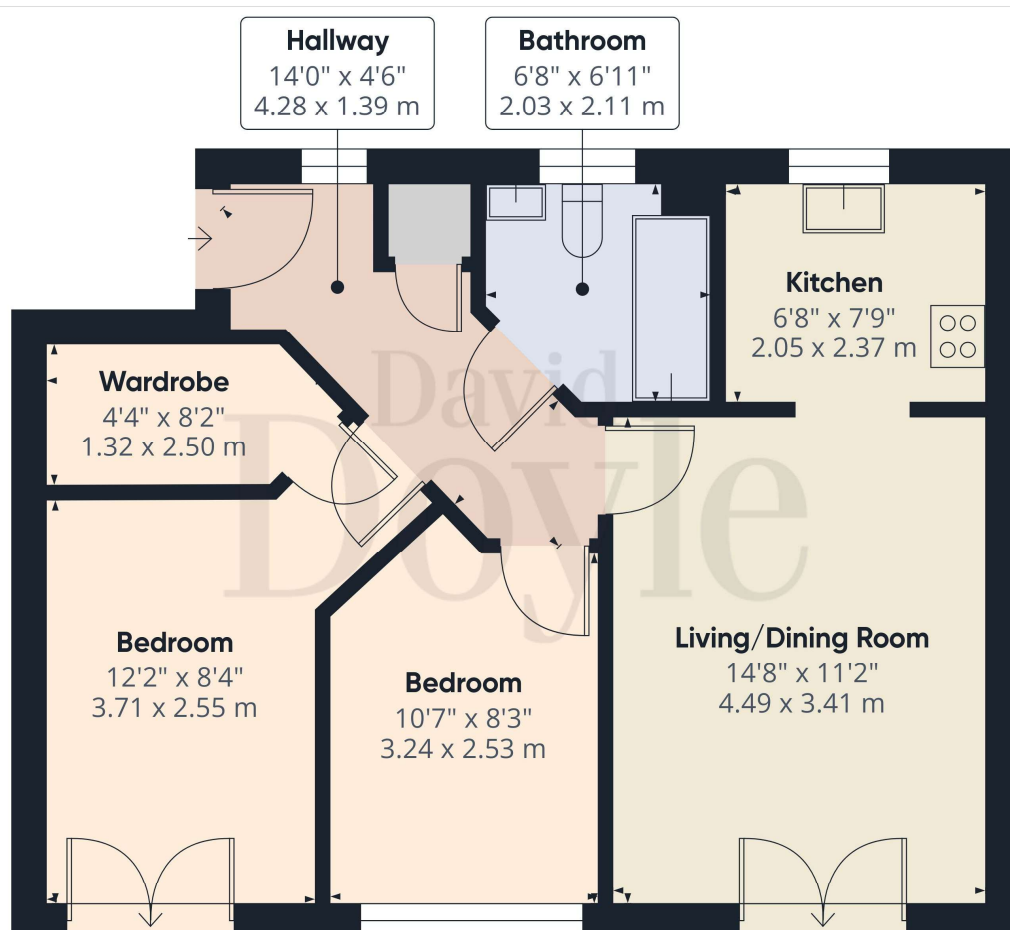
Master Bedroom With Walk In Wardrobe

Living Room With `Juliet` Balcony

Viewing Advised

Council Tax Band D

Leasehold



Approximate total area⁽¹⁾
576.41 ft²
53.55 m²

(1) Excluding balconies and terraces

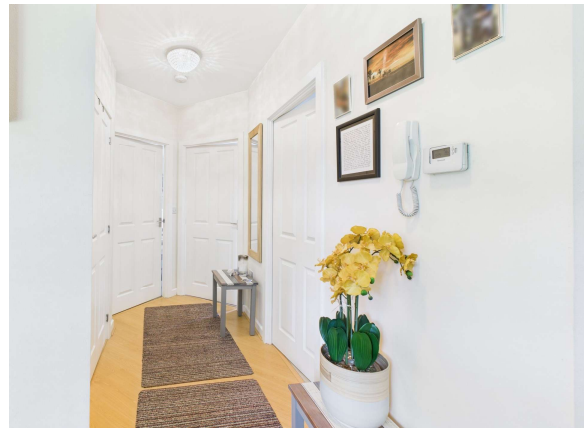
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

26 Adrian Close, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1AW

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.

Name of person completing form	Bridget Casey
Address of property to be marketed	Street Address: 26 Adrian Close City: Hemel Hempstead Postal / Zip Code: HP1 1AW
Email	maria.casey@hotmail.co.uk
Times?	Anytime with the key
alarm, knack with keys/doors?	No alarm
additional keys?	No
onward move?	I am looking to relocate to Tring
CCTV, Ring Doorbell, etc?	no
How long	Since 4th December 2019
alterations, when and what?	In February 2020 I had the ensuite turned into a walk in wardrobe. All pipework etc remain so it can be returned to an ensuite as and when required.
planning permissions?	No
boiler, age, when serviced?	Ideal Logic Combi 24. Service due on the 23rd April 25 with British Gas
any pets any instructions?	no
loft boarded?	No
ladder?	No
look in the loft?	No

additional comments?	There is no loft as my flat is on the first floor and there is a flat above
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Are you happy with the details prepared for your property?	Yes
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Are you happy for your property to go live on all of our advertising portals?	Yes
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Does your property have an EPC? If no has an EPC been commissioned by qualified assessor	No
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Approximate year built?	2010
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Council Tax Band	D
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This year council tax charge	£2,271.02
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Tenure	Leasehold
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Remaining Lease Length	115 years
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Ground Rent	£350.00
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Next ground rent review date	Jan 2030
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Method of review/price increase	RPI
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Service charge this year	£247.53
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Name of management company	Trinity
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type Brick

Roof type Tile

Is your property supplied
by mains electricity? Mains Supply

Is your property supplied
by mains Gas? Yes

Is your property supplied
by mains drainage? Mains Supply

Is your heating gas to
radiator heating? Yes

How is your broadband
supplied Fibre to the cabinet FTTC

Do you have a telephone
connection? Landline

What parking facilities
does your property have Allocated Parking

Please state any costs per
annum for parking None

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? 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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