

90 Northridge Way, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 2AF

David
Doyle
Sales and Lettings

Price £230,000 Leasehold



Situated in the sought after area of Boxmoor is this well presented 1 bedroom first floor maisonette with an allocated parking space. Convenient for Boxmoor `Village`, local amenities, Canal side walks and Hemel Hempstead main line station with links to London Euston. NO UPPER CHAIN.

The property comprises an open plan lounge kitchen dining room, a good sized bedroom and a bathroom. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated worksurfaces and a breakfast bar area. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower attachment over, a pedestal wash hand basin, a low level WC and colour coordinated part tiled walls with a feature tiled border.

Externally the property benefits from an allocated parking space with further visitors spaces and well kept communal gardens.

With NO UPPER CHAIN viewing 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 offers an excellent service to London Euston (26 mins).

Well presented 1 bedroom 1st floor maisonette

Open plan lounge kitchen dining room

Fitted kitchen with a breakfast bar area

Good sized bedroom

Bathroom

Allocated parking space with further visitors spaces

Communal garden

Convenient for Boxmoor `Village` and Hemel Hempstead main line station

NO UPPER CHAIN

Call NOW for more details

Council Tax Band B

Tenure -Leasehold

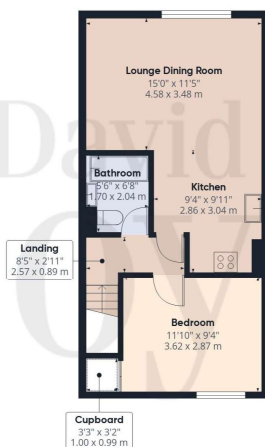
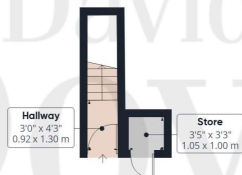
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Approximate total area⁽¹⁾

481 ft²
44.7 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 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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

90 Northridge Way, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 2AF

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?	1983
Council Tax Band	B
This year council tax charge	£1766
Tenure	Leasehold
Remaining Lease Length	147 years
Ground Rent	£200
Service charge this year	Monthly maintenance charge of £93
Is the property shared ownership	No
Are there any maintenance charges for the road	No
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	Cable
Do you have a telephone connection?	Unknown
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?	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.	No pets allowed in properties and no parking in visitor spaces (these are for visitors only).
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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