

**Block 3, Apartment 3, Clifton
Court, Corner Hall, Hemel
Hempstead, Hertfordshire,
HP3 9XY**

David
Doyle
Sales and Lettings

£190,000 Leasehold



Located on this sought after modern development is this contemporary 1 bedroom first floor apartment that offers stylish open plan living area, a fitted kitchen, a shower room and allocated parking with further visitors spaces. Conveniently situated for local shops, amenities, Hemel Hempstead Cricket pitch, Heath Park Moor and its well kept gardens, The Grand Union Canal, River Gade, Hemel Hempstead and Apsley main line stations with links to London Euston.

The open plan lounge dining room features an attractive arched window that offers access out to a small balcony area that the vendors uses as an ornamental garden space. The kitchen leads off the lounge dining room and is fitted with a range of wall and floor mounted units and colour coordinated square edge work surfaces. This apartment is completed by a good sized bedroom and a shower room that is fitted in white with chrome fittings and also features an arched window that offers access out to another small balcony. The apartment is well presented throughout and benefits from wide plank wood effect flooring to all rooms although the shower room flooring benefits from a tiled floor. The apartment benefits from an allocated parking space with further visitors spaces.

With NO UPPER CHAIN viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its 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).

Stylish open plan 1 bedroom first floor apartment

Located on a sought after modern development close to local amenities

Lounge dining room

Fitted kitchen

Shower room

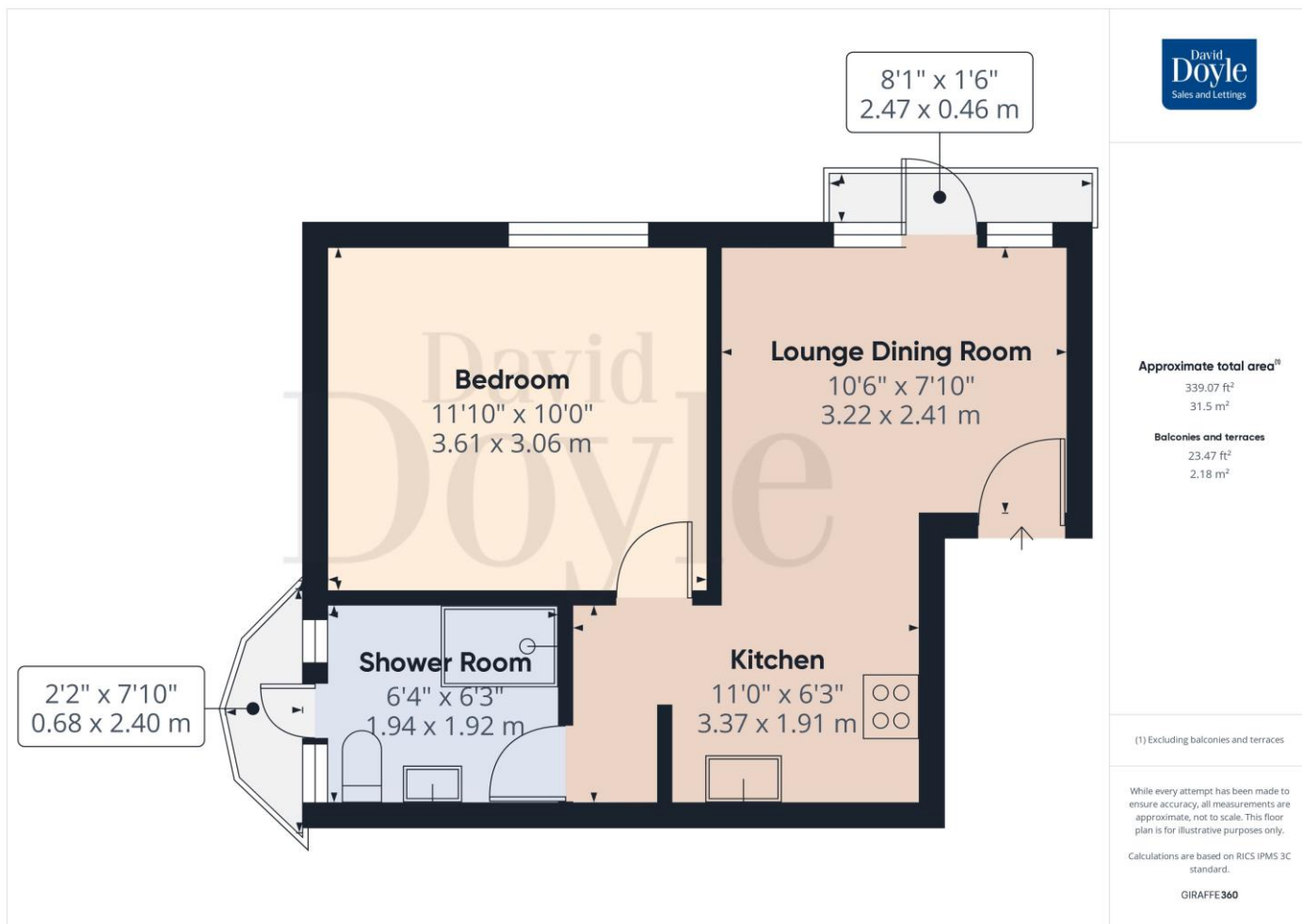
Allocated parking with further visitors spaces

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band B

Tenure -Leasehold



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	76	76
(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

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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?	converted in 2016 into residential apartments
Council Tax Band	B
This year council tax charge	1684.70 (25% discount for single occupancy = £1263.52
Tenure	Leasehold
Remaining Lease Length	116
Ground Rent	£250 per annum
Next ground rent review date	August 2025
Service charge this year	£1573.20
Name of management company	Nexus Management Solutions Ltd
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 cabinet FTTC
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?	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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