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# Temptation comes in many forms...



**Boxmoor**  
GUIDE PRICE £325,000



# Boxmoor

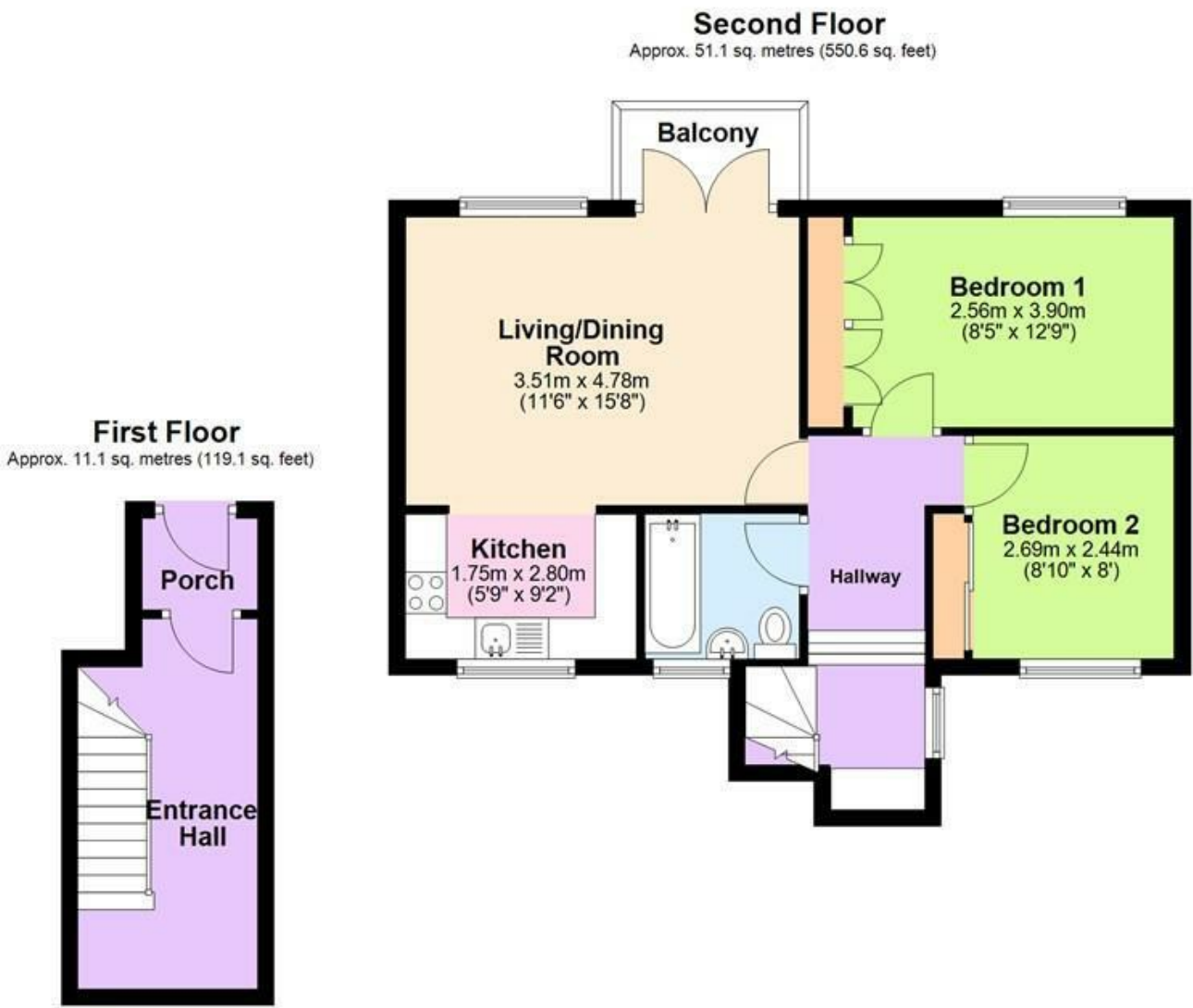
GUIDE PRICE

£325,000

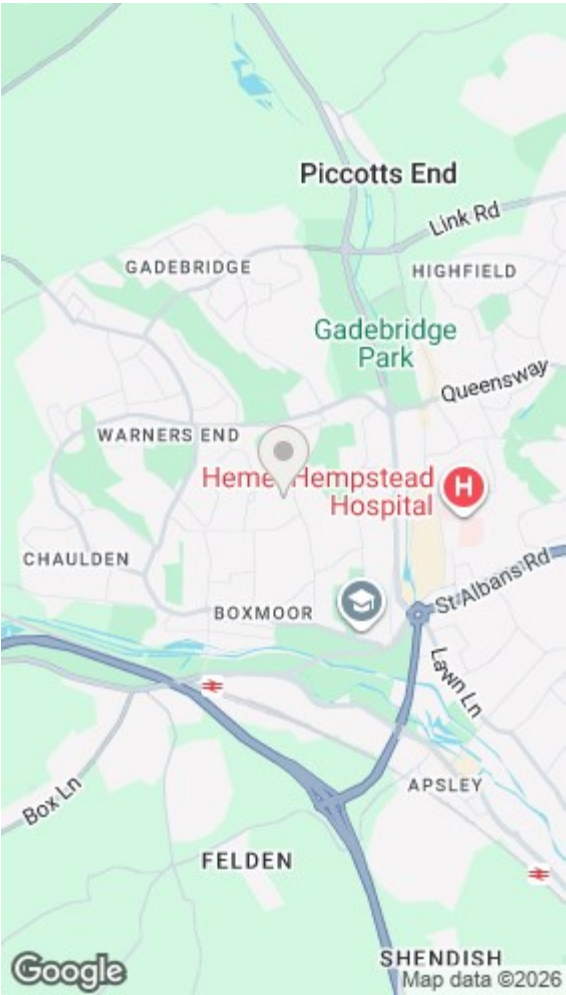
Located in a peaceful end of cul-de-sac position and offered for sale with no upper chain. A unique duplex apartment in this well maintained block with large entrance hall with utility space, open plan living/dining room, refitted kitchen and bathroom, 2 double bedrooms and exclusive use of a spacious attic. Lovely communal gardens and allocated parking.



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Total area: approx. 62.2 sq. metres (669.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









Rarely available - top floor duplex apartment with private balcony, spacious loft and dedicated parking.



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## The Outside

Located on a private road at the end of a cul-de-sac, the property includes both allocated and visitor parking. The wrap-around communal gardens, which are laid to lawn, are well kept and the established treeline allows for serene surroundings.

## Lease Information

We are informed by the current owner there are 145 years remaining on the lease. Service charge of £2,270.00 paid annually.

## The Location

Based in the heart of Boxmoor village, the property has an optimal location close to a range of shopping facilities, restaurants, pubs and wider amenities such as The Playhouse and Leisure Centre. Nearby green areas include The Moor, a beautiful open space including a cricket pitch and local clubs, along with the Grand Union Canal and River Bulbourne running through it. The mainline railway station offers a regular service direct to London Euston within just 26 minutes.

## Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.

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## The Property

A short walk from this property's dedicated parking space is a ground floor main entrance opening to a communal hall that serves just two apartments. Rising one level to the first floor landing, a private front door leads into an extensive dual aspect hallway with vaulted ceiling - a velux on arrival and large window situated at the top the stairs. This entrance also includes a useful utility area with a fitted washing machine and surrounding storage. Moving from second floor landing through to the inner hallway, there is a loft hatch with built-in pull down ladder allowing easy access to a large part boarded attic space, exclusive to the apartment. Doors open to the main king bedroom with views of the lovely communal gardens to the rear and the secondary double overlooks the front, both inclusive of fitted wardrobes. The open plan living/dining room is an incredibly light and airy space with french doors to a private balcony, a window to the rear and an opening into the kitchen which faces the front. The contemporary kitchen has a range of base and eye level units, oven with hob & extractor, integrated fridge/freezer and slimline dishwasher. The refitted bathroom boasts a panelled bath with wall-mounted 'Mira' power shower unit and glass screen, large mirrored cabinet with built-in lighting and modern floor to ceiling tiles. The entirety of the second floor benefits from double glazing ensuring a warm, secure and energy efficient environment. Moving from second floor landing through to the inner hallway, there is a loft hatch with built-in pull down ladder allowing easy access to a large part boarded attic space, exclusive to the apartment. Doors open to the main king bedroom with views of the lovely communal gardens to the rear and the secondary double overlooks the front, both inclusive of fitted wardrobes. The open plan living/dining room is an incredibly light and airy space with french doors to a private balcony, a window to the rear and an opening into the kitchen which faces the front. The contemporary kitchen has a range of base and eye level units, oven with hob & extractor, integrated fridge/freezer and slimline dishwasher. The refitted bathroom boasts a panelled bath with wall-mounted 'Mira' power shower unit and glass screen, large mirrored cabinet with built-in lighting and modern floor to ceiling tiles. The entirety of the second floor benefits from double glazing ensuring a warm, secure and energy efficient environment.

