

Flat 6 Greenhill Court,
Beechfield Road, Boxmoor,
Hemel Hempstead,
Hertfordshire. HP1 1PJ

David
Doyle
Sales and Lettings

Price £220,000 Leasehold



This spacious and well presented 1 bedroom 1st floor maisonette is situated on this exclusive and pleasantly private development that is conveniently located for Boxmoor `Village`, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

This property is arranged with an open plan lounge dining room, a refitted kitchen, a refitted family bathroom and a generous bedroom. On entering the property is a useful storage cupboard and stairs that lead up to the first floor landing, the first floor landing offers access to the lounge dining room, kitchen and Bathroom. It also offers a useful storage cupboard and an loft hatch that offers access to the loft space that houses the gas boiler. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces, a double oven / grill, a hob with an extractor hood over, space and plumbing for an automatic washing machine and space for a fridge freezer. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a fitted shower screen, pedestal wash hand basin, low level WC, a chrome heated towel rail, colour coordinated tiled walls and flooring.

With the benefit of NO UPPER CHAIN early 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).

Spacious and well presented 1 bedroom 1st floor maisonette

Convenient for Boxmoor `Village` and local amenities

Pleasantly private situation

Open plan lounge dining room

Refitted kitchen

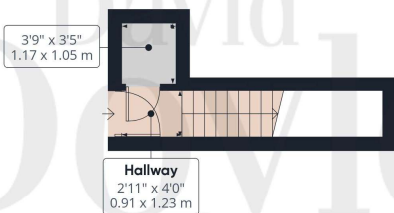
Refitted bathroom

NO UPPER CHAIN

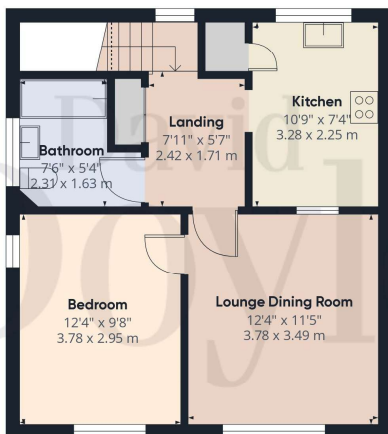
VIEWING IS A MUST

Council Tax Band B

Tenure -Leasehold



Ground Floor



Floor 1

Approximate total area[®]
505.91 ft²
47 m²

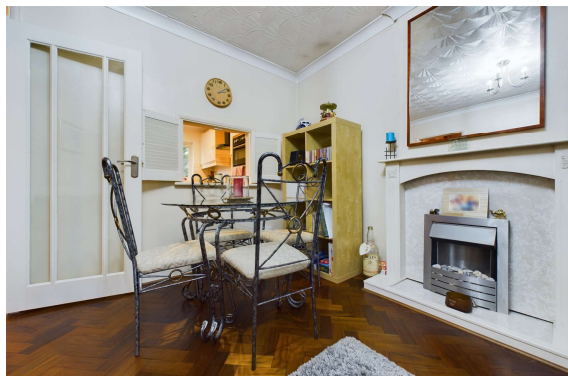
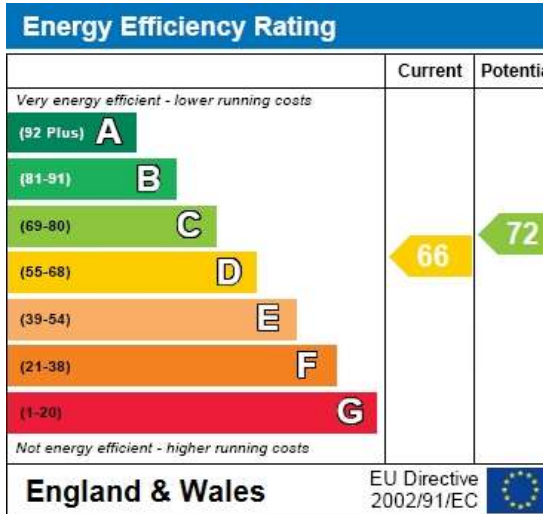
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

Flat 6 Greenhill Court, Beechfield Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PJ

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? | Mid 60's approx |
| Council Tax Band | Band B |
| This year council tax charge | £1685 24/25 |
| Tenure | Leasehold |
| Remaining Lease Length | 82years |
| Ground Rent | £150 |
| Next ground rent review date | Not known |
| Method of review/price increase | It was reviewed when I bought the property |
| Service charge this year | £300 |
| Name of management company | Fresh, London NW9 6BX |
| 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 | Not known |
| Do you have a telephone connection? | Unknown |

What parking facilities does your property have Private/driveway

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? 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

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 information 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 whatsoever in relation 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.