

**11 The Cornfields, Hemel
Hempstead, Hertfordshire,
HP1 1UA**

David
Doyle
Sales and Lettings

Price £200,000 Leasehold



Located in the sought after area of Boxmoor is this well presented 1 bedroom ground floor apartment that is conveniently located for local shops, amenities and Hemel Hempstead mainline station. This property also benefits from NO UPPER CHAIN.

The property offers spacious and well presented accommodation and is arranged with a good sized lounge dining room that features two double glazed windows that enjoy far reaching south easterly views over the communal rear garden, a fitted kitchen, bathroom, bedroom and a welcoming entrance hall. The kitchen is fitted with a range of matching wall and floor mounted units and colour coordinated work surfaces. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wash hand basin and a low level WC. To the front of the block is communal parking while to the rear area well maintained communal gardens. The property also benefits from a useful storage cupboard located on the lower ground floor.

With the benefit of 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 offer an excellent service to London Euston (26 mins)

Spacious and well presented 1 bedroom ground floor apartment

Conveniently located for local shops, amenities and Hemel Hempstead main line station

Spacious lounge dining room that enjoys south easterly views

Fitted kitchen

Bathroom

Bedroom

Entrance hall

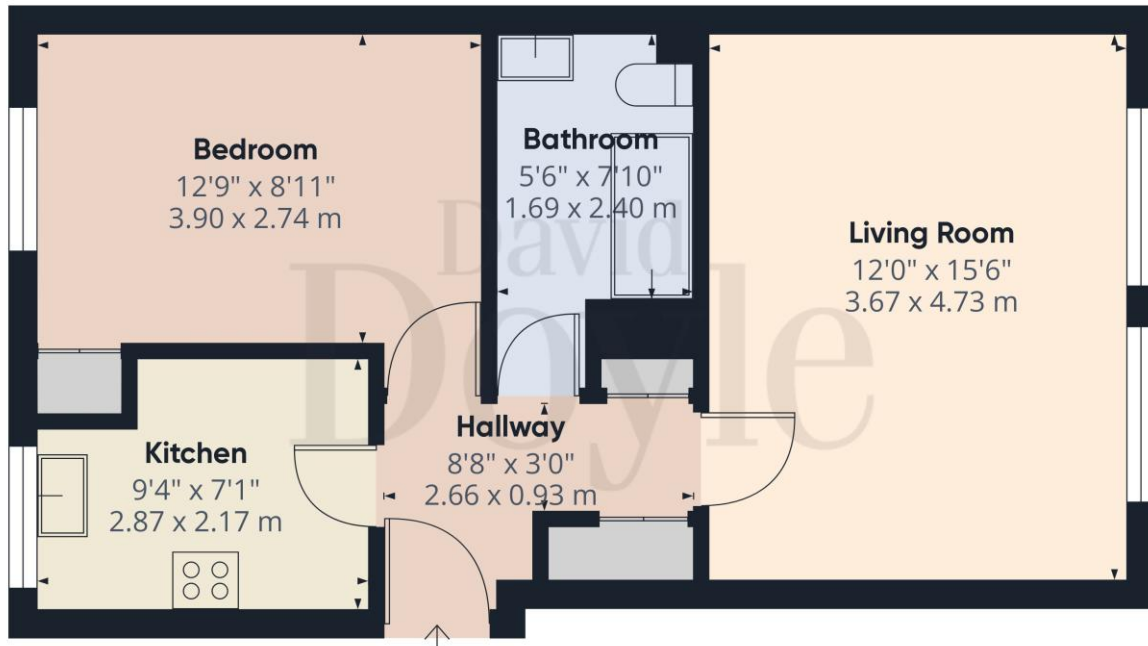
Communal parking. Communal garden

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band B

Tenure -Leasehold



Approximate total area⁽¹⁾
480.08 ft²
44.6 m²

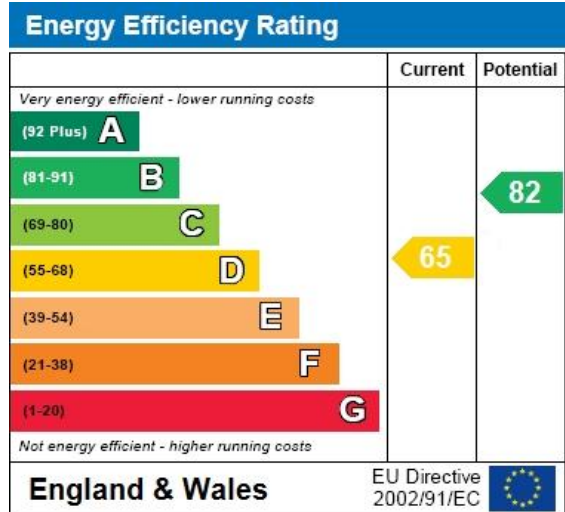
(1) Excluding balconies and terraces

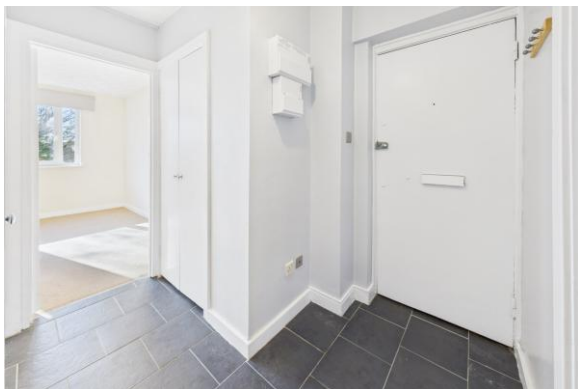
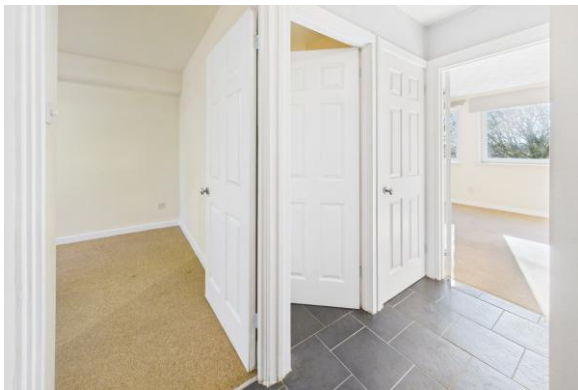
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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





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

11 The Cornfields, Hemel Hempstead, Hertfordshire, HP1 1UA

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?	1980
Council Tax Band	B
This year council tax charge	£1775 for the year
Tenure	Leasehold
Remaining Lease Length	182
Ground Rent	£10 per year
Next ground rent review date	Fixed for term
Method of review/price increase	N/A
Service charge this year	£1270 for Apr 25 - Mar 26
Name of management company	Hightown
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?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Storage Htrs on Economy 7
How is your broadband supplied	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Permit 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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