



Glenview Gardens, Boxmoor, HP1 1TF
Asking price £230,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN A NEWLY RENOVATED, one bedroom ground floor maisonette, located on Glenview Gardens in BOXMOOR. Accommodation includes a shared entrance area, a spacious living room, a MODERN kitchen, one double bedroom and a REFITTED bathroom. Externally the property further benefits from a PRIVATE REAR GARDEN. Contact sole appointed selling agents Sears & Co to arrange your viewing. Council tax band B.

The owners have advised that the property has approximately 124 years remaining on a 125 year leasehold and there is a ground rent charge of £100 per year. This information should be verified with a solicitor prior to any exchange of contracts.

Single Glazed Front Door

Entrance Hallway

Access to living room and bedroom.

Bedroom

Double glazed bay window. Radiator. Built in bedside table.

Living Room

Double glazed window. Fireplace. Radiator. Store cupboard. Access into the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the garden. Fitted range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hob. Space for washing machine and fridge. Tiled floor. Recessed down lighting.

Bathroom

Double glazed window. Fitted with a three piece suite comprising a panel enclosed L shape shower bath, cabinet enclosed wash hand basin with mixer tap, and a low level w/c. Tiled floor. Boiler. Radiator. Recessed down lighting.

To The Rear

A private garden arranged with an area of patio and lawn. Enclosed by timber fencing and part walled.

Lease Information and Service Charge

Sears & Co

www.searsandco.co.uk call: 01442 254 100



Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 33.8 sq. metres (364.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

