



St. Mary's Place
Boxmoor

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Asking Price £650,000

private stairs and entrance hall | kitchen/dining room | sitting room | cloaks/WC | principle bedroom with ensuite shower room | second double bedroom with ensuite bathroom | communal gardens | single garage

A stylish two bedroom first floor apartment with garage parking, situated in this rather charming, thoughtfully designed development for the over 55s.

The property benefits from its own front door, ground floor entrance hall, and stairs to the first floor. Accommodation is comprised of a spacious kitchen/dining room opening through to a separate sitting room with feature Juliet balcony. There is the convenience of a cloaks/WC located off the landing. Both bedrooms are of a good size and benefit from ensuite bath/shower rooms. The apartment also enjoys access to communal gardens, plus separate garage parking.

High specification finishes include engineered oak flooring with underfloor heating, contemporary Nolte kitchen cabinetry with integrated Neff appliances, and luxury bathrooms with Duravit sanitary-ware and Hansgrohe fittings complemented by Porcelanosa tiling.

St Mary's Place is an exclusive development of only 20 homes arranged around two pretty courtyard gardens; this particular property is situated within the North Courtyard. There is the benefit of a residents' room for meeting and socialising, and an estate manager on hand for advice and emergencies.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

Tenure

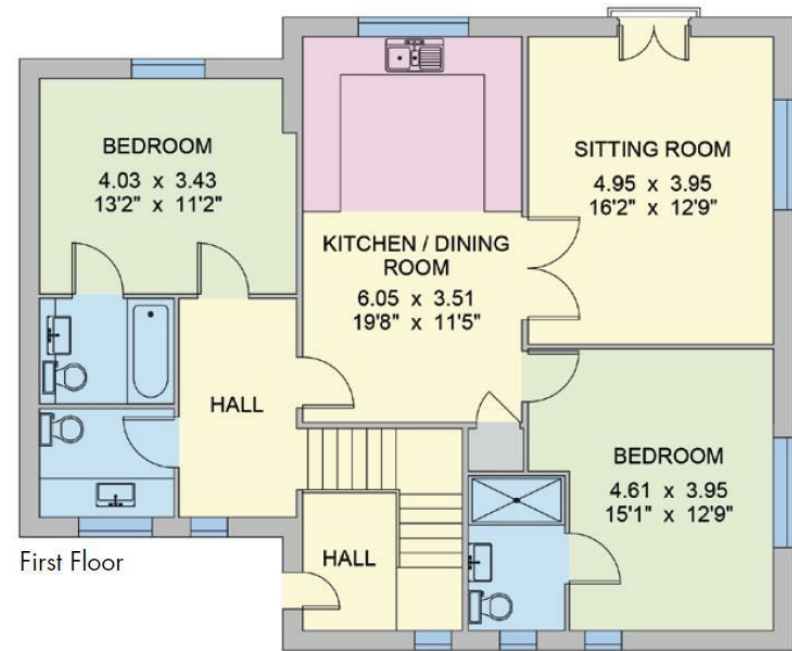
Lease: 150 years
Ground rent: Peppercorn
Service charge: c. £3,000 per annum

Situation

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping and recreational facilities are available nearby. The mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

No.13 is a mirrored layout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(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	

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

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