



St. Mary's Place  
Boxmoor

# St. Mary's Place

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## Offers In Excess Of £650,000

entrance hall | kitchen | sitting room | utility/WC | bedroom with ensuite bathroom |  
bedroom with ensuite shower room | private garden | garage parking

A stylish two bedroom, two bathroom, ground floor apartment with private garden and garage parking, situated in this small, thoughtfully designed RETIREMENT development for the over 55s.

Accommodation comprises a spacious modern kitchen opening through to a generous triple-aspect sitting room. A useful utility/WC is located off the hallway. Both bedrooms are of a good size and benefit from ensuite bath/shower rooms. The apartment also enjoys its own private garden with patio and lawns, plus separate garage parking.

High specification finishes include engineered oak flooring with underfloor heating, contemporary kitchen cabinetry with integrated Neff appliances, and luxury bathrooms with Hansgrohe fittings.

St Mary's Place is an exclusive development of only 20 homes arranged around two pretty courtyard gardens. There is the benefit of a residents' room for meeting and socialising, and an estate manager on hand for advice and emergencies. Lovely scenic walks alongside the Grand Union canal are 5 minutes away.

### Services

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

### Tenure

Lease: 125 years (to be confirmed)

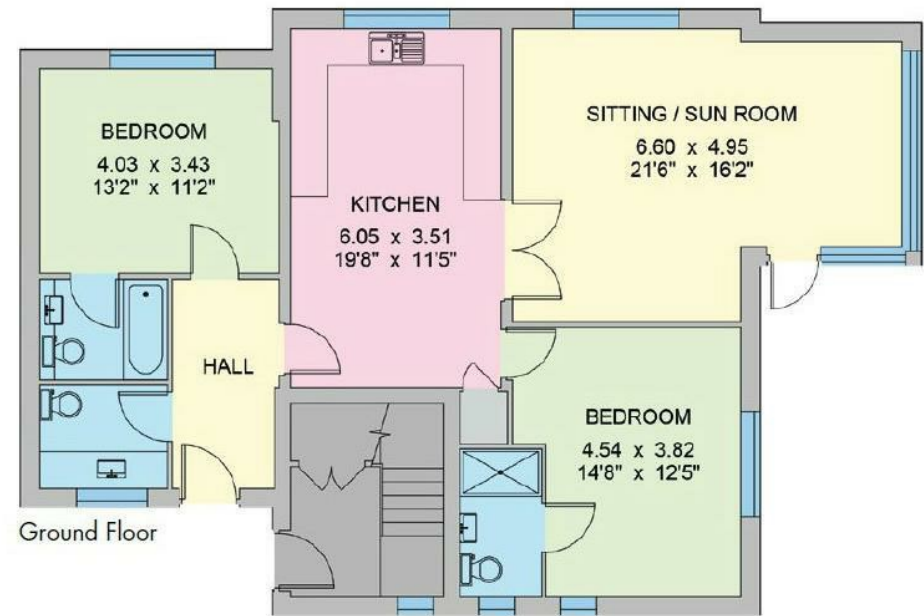
Ground rent: £250 per year

Service charge: £1,535 per half-year (covers buildings insurance, upkeep of garden & grounds, estate managers salary and upkeep of estate office, security)

### 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, and the historic market town of Berkhamsted with its thriving High Street is just 4 miles away. The mainline station at Hemel Hempstead (a 10 minute walk) provides a fast and frequent service to London (Euston), whilst the M1 and M25 are 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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