



Castles

ADRIAN CLOSE  
Boxmoor, Hemel Hempstead HP1 1AW



# ADRIAN CLOSE

**Boxmoor, Hemel Hempstead HP1 1AW**

**£275,000**

(Leasehold)



\*\*\*CHAIN FREE\*\*\*

A two bedroom apartment with allocated parking located in the highly sought after area of Boxmoor within walking distance of the mainline railway station and town centre.

The property benefits from a balcony to the open plan kitchen living area and Juliette balcony in the main bedroom overlooking the communal grounds.

This Apartment is situated on a quiet road in the HEART of "BOXMOOR VILLAGE" and is convenient for the mainline railway station providing a fast and frequent service to London Euston. service (appx. 4 trains hourly) into Euston in approximately 25 mins & its excellent road and links (M25(J20) and M1(J8).

Boxmoor itself is situated towards the south west of the Town and retains its own "VILLAGE IDENTITY" and CHARM with its own Village Hall, Post Office and Leisure Centre.

Tenure: 110 Year lease  
Ground Rent: £340.00 per annum  
Service Charge: £247.00 per annum

Tenure: Leasehold  
Council Tax Band: C  
EPC Rating: C

## Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



Total area: approx. 51.1 sq. metres (550.0 sq. feet)

### Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Berkhamsted**

01442 865252

**Borehamwood**

020 8953 2112

**Boxmoor**

01442 233345

**Bushey**

020 8950 2551

**Eaton Bray**

01525 220605

**Hertford**

01992 501511

**Kings Langley**

01923 936900

**Radlett**

01923 537111



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