

Mulburries

Malin Court, Hardings Close, Hemel Hempstead, HP3 9AQ

Asking price £265,000



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- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Entryphone System
- 108 Year Lease Remaining
- Allocated Parking Space
- Juliet Balcony
- 0,6 miles from Hemel Station
- Rental Yield 6%

Mulburries are very happy present this gem of a flat, in a hidden and quiet corner of Boxmoor onto the market.

The second floor apartment is perfect for both first time buyers who commute into the city, getting there in 45 minutes from your door to Euston and for investors looking to a strong rental yield.

Internally the flat has been kept in very good order by the current owners, comes with a private parking space, has a





lease of 108 years and a reasonably low service charge. Comprising of; wide entrance hallway, master bedroom with en-suite shower room, double bedroom, three piece family bathroom and an open planned living, dining room and kitchen.

Situated just 0.6 miles from Hemel station, the development is also opposite Harding's Moor nature reserve which continues onto Blackbird Moor, the home of the local cricket team with the popular Steam Coach pub overlooking it. A little further down the moor you have access to Boxmoor High Street, which a selection of local amenities, eateries and coffee shops.

Lease Length. 108 Years Remaining
Service Charge: £700 approx every 6 months
Ground Rent £125 every 6 months

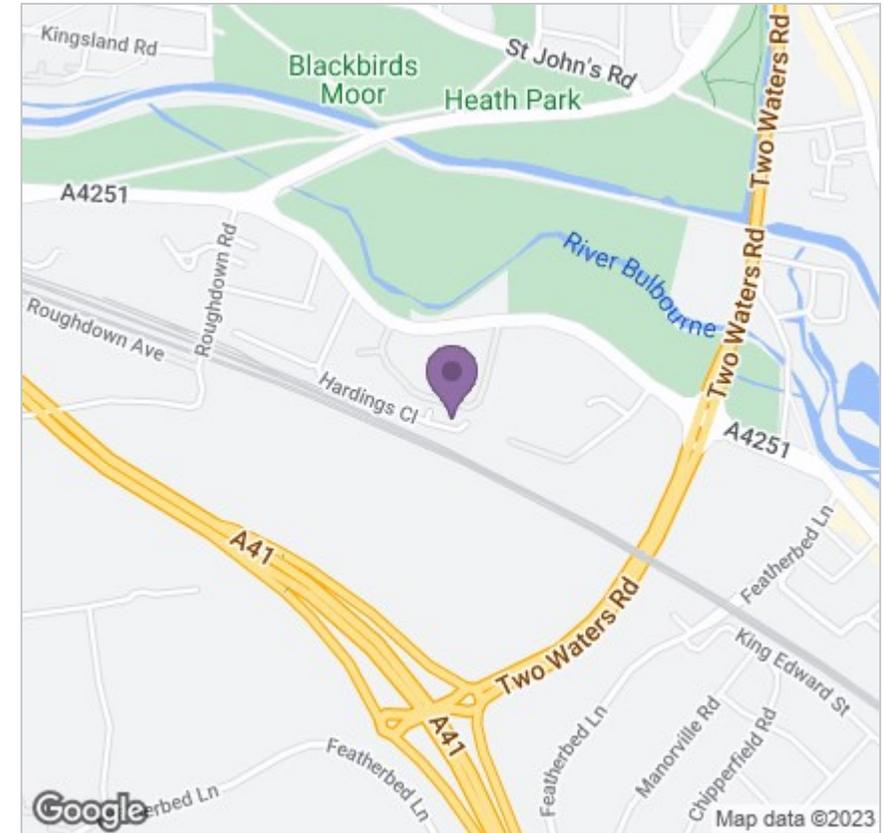
Floor Plan



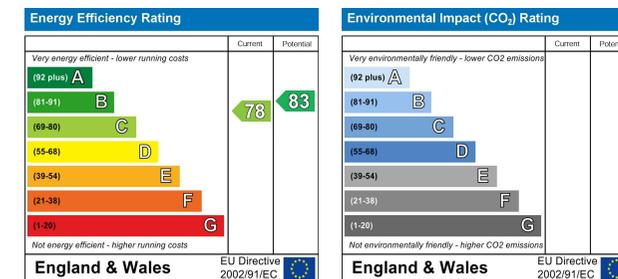
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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8 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk