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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Boxmoor

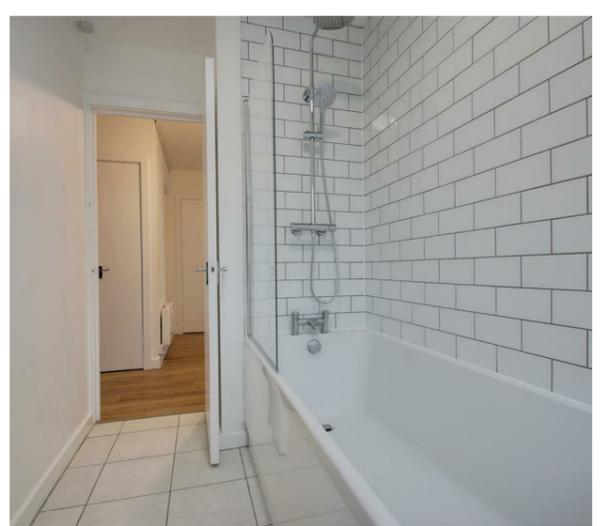
OFFERS IN THE REGION OF £260,000

# Boxmoor

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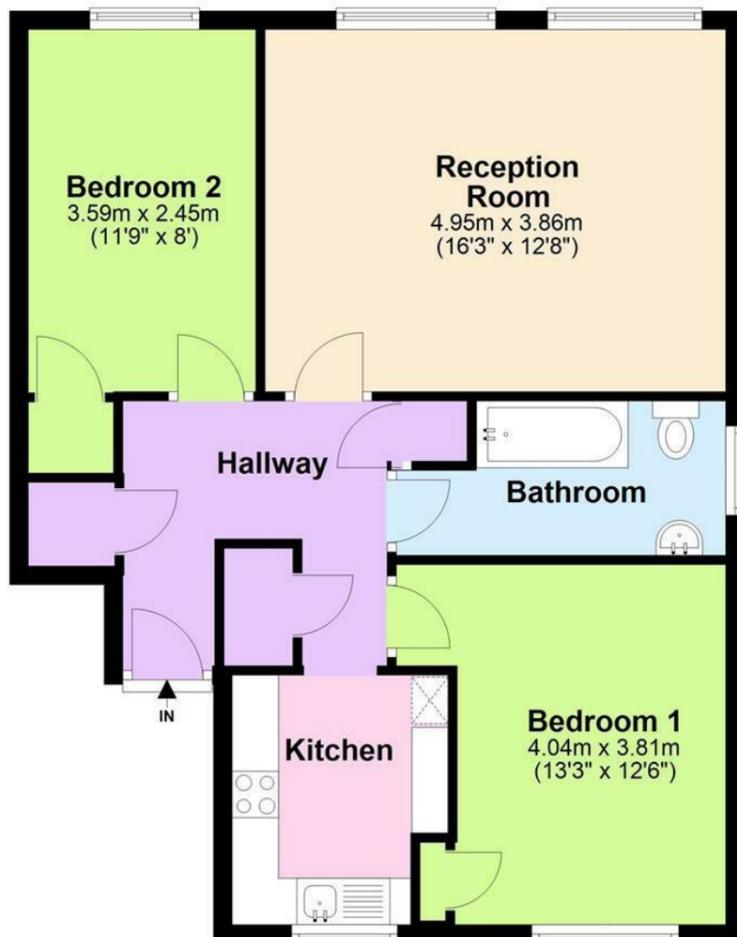
We are pleased to offer for sale this recently refurbished two bedroom ground floor apartment set within easy reach of the Town Centre and mainline train station. Sold with no upper chain and vacant possession.



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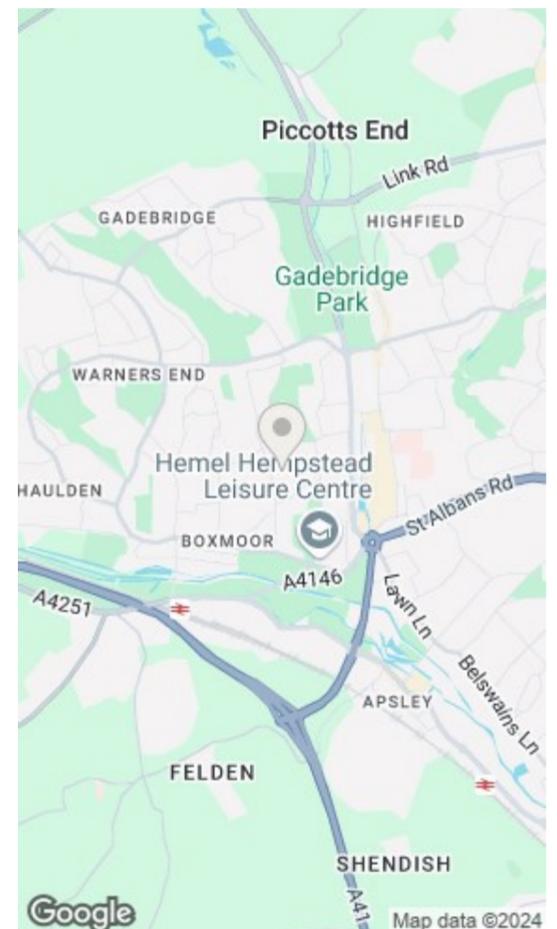
## Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	77		

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1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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**The Property**  
Internally the accommodation comprises entrance hallway, spacious reception/dining room, fabulous kitchen with appliances, bathroom with shower and two well appointed bedrooms, both with built in wardrobes. In addition to being offered in excellent order throughout this delightful apartment is also within walking distance to Hemel Hempstead Station, which services London via Euston Station. Offered Unfurnished & Available Now!

**Distance to Stations**  
Hemel Hempstead Station (1.4 Miles)  
Apsley Station (2.4 Miles)  
Berkhamsted Station (4.7 Miles)  
Kings Langley Station (5.6 Miles)  
Chesham Station (7.9 Miles)

**Distance to Schools**  
Lockers Park Preparatory School (0.3 Miles)  
South Hill Primary School (0.4 Miles)  
Heath Lane Nursery School (0.4 Miles)  
The Hemel Hempstead School (0.6 Miles)  
Boxmoor Primary School (0.9 Miles)

**The Location**  
Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century however over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School, St Rose's Roman Catholic Infants', John F Kennedy Catholic School and Boxmoor Primary School.

**Agents Information For Buyers**  
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations: