





**£268,000**

Michael Anthony Estate Agents are delighted to offer to the sales market this TWO DOUBLE BEDROOM first floor flat located in BOXMOOR. Superbly presented throughout by its current owners, the property boasts a separate kitchen, spacious lounge with door leading onto the balcony, two double bedrooms, and a well-maintained bathroom. Surrounded by the popular amenities within Boxmoor village, Just a short distance to HEMEL MAINLINE TRAIN STATION and with low service charges, generous communal garden and storage shed, viewings are highly recommended.

# Property Description

## **ENTRANCE**

Secure entrance with communal door, stairs leading to all floors.

## **ENTRANCE HALL**

Storage cupboard housing gas and electric meters.

## **LOUNGE**

Double glazed window to front aspect. Wood effect flooring, radiator, patio door leading to balcony, intercom system, doors leading to all rooms, wall-mounted television storage unit.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of base and eye level units with work surface over, space for: fridge freezer, washing machine, and oven with extractor hood over; part tiled walls, one and a half bowl stainless steel sink with hot and cold tap and drainer.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, storage cupboard housing combi boiler.

## **BATHROOM**

Double glazed frosted window to rear aspect. Three-piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and mirrored wall-mounted storage cupboard overhead, extractor fan, fully tiled walls, wall-mounted heated towel rail.

## **OUTSIDE**

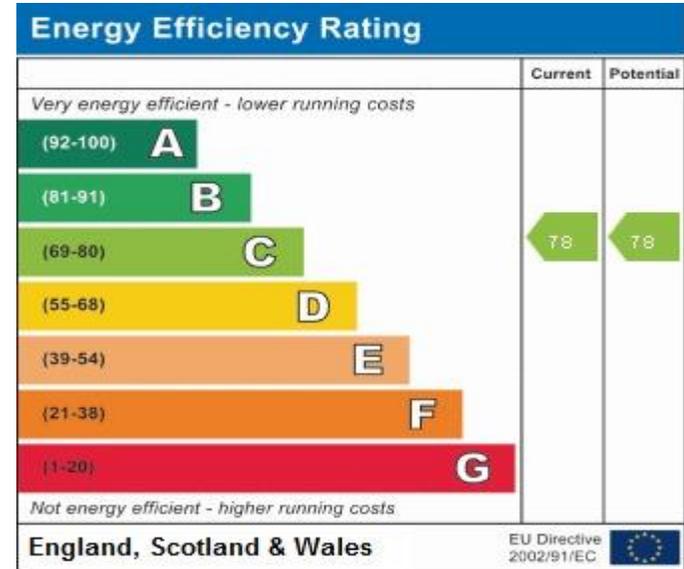
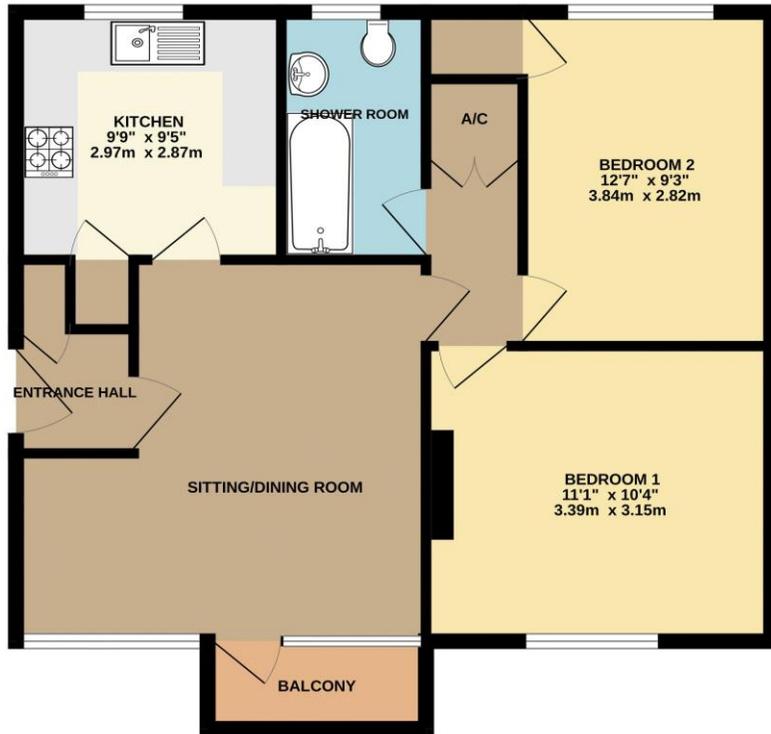
## **PARKING**

Communal.

## **REAR GARDEN**

Communal rear garden with patio and lawn area, outside storage shed,

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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