



## 7 Rosehill Court , Hemel Hempstead, HP1 1RA

Mulburries are delighted to present this brilliantly located one bedroom apartment to the market in the heart of the Boxmoor area.

The well maintained second floor apartment, covers over 550 sq feet of internal space, has stunning views over the countryside and is just 300m away from Hemel Hempstead station which provides access into Euston inside 30 minutes. Comprising of entrance hallway with two storage cupboards, and access to the large double bedroom with built in storage, lounge/diner, fitted kitchen and three piece family bathroom.

Boxmoor Village benefits from a beautiful high street with great local pubs, amenities and coffee shops The Grand Union Canal and River Bulbourne run through it and if you are looking for fresh air and nature walks Boxmoor has them in abundance.

N.B: Service charge and Ground Rent combined is £600 per annum paid £300 half yearly

Lease Years Remaining: 900 Years

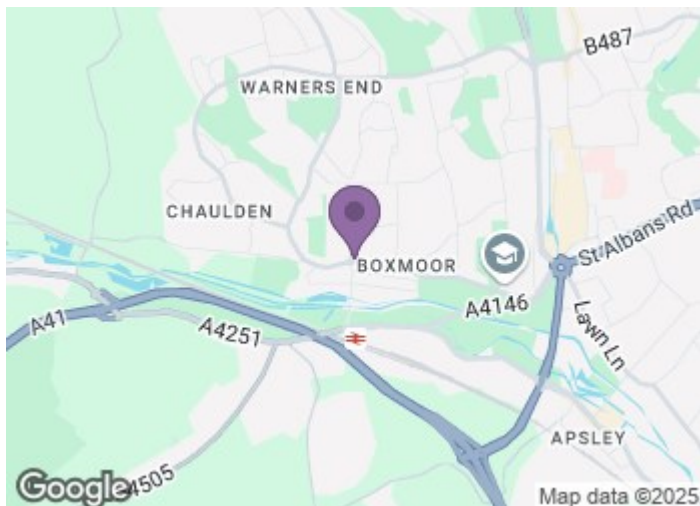
**Guide price £240,000**

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- Loft Apartment
- Share Of Freehold
- Complete Upper Chain
- 556 Sq Feet
- 300m From Station
- Central Boxmoor Location
- Low Service Charge
- Allocated Parking
- EPC = C



[Directions](#)



# Floor Plan

Approximate Gross Internal Area 556 sq ft – 52 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (plus)	A		
81-101	B	75	75
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	