

Mulburries

Fishery Road, Hemel Hempstead, HP1 1NE

Offers in excess of £245,000

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- CHAIN FREE - TWO GARAGES INCLUDED WITH THE PROPERTY
- Boxmoor Village location, Hemel Hempstead
- Two double bedrooms
- Second floor apartment of approximately 650 sq ft
- Bright reception room with wood-effect flooring
- Two external storage sheds
- Newly fiited Combi Boiler
- Approximately 115 years remaining on the lease
- Service charge: £1,680 per annum Low ground rent: £150 per annum
- Stunning views over looking Gadespring nature reserve







TWO GARAGES IN BOXMOOR VILLAGE! This bright two double bedroom apartment offers approximately 650 sq ft, a separate kitchen and a 115-year remaining lease. With a service charge of £1,680 per year and low ground rent, this is one to view.

CHAIN FREE

TWO GARAGES AND A BOXMOOR VILLAGE ADDRESS. Mulburries are pleased to present this bright two double bedroom, second floor apartment at Yewtree Court, Hemel Hempstead. Offering approximately 650 sq ft of accommodation, a separate kitchen and a 115-year remaining lease, this is an appealing opportunity for buyers seeking space, practicality and a village setting.

The entrance hall leads to a well-proportioned reception room measuring approximately 4.07m x 3.26m. A large window brings in natural light, while wood-effect flooring and neutral decoration create a welcoming space for relaxing, dining and



















entertaining.

The separate kitchen features a range of fitted wall and base units, contrasting work surfaces, a built-in oven and hob, and a window above the sink. Both double bedrooms measure approximately 4.07m in length, with mirrored fitted wardrobes providing useful storage in one. The second bedroom offers flexibility for guests or working from home. A bathroom with a bath, wash basin, WC and heated towel rail completes the accommodation.

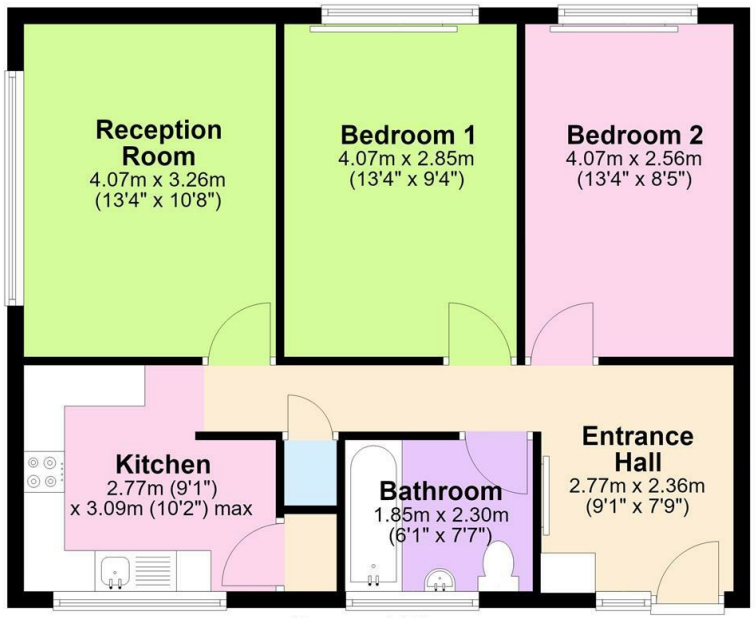
TWO GARAGES add a particularly attractive extra, offering options for vehicle storage, bicycles and hobbies alongside the apartment's internal space.

Boxmoor combines a village atmosphere with the convenience of Hemel Hempstead. Local shops, cafés and pubs cater for everyday needs, while the wider town centre provides further shopping and leisure facilities. The Box Moor Trust's open meadows, River Bulbourne and Grand Union Canal offer opportunities for walks and time outdoors, bringing green space into daily life.

For commuters, Hemel Hempstead railway station provides direct services to London Euston (under 10 mins walk) Road connections include the A41, with onward access to the M25 and M1, making Boxmoor a practical base for travel across Hertfordshire and beyond.

Approximately 115 years remain on the lease, with a service charge of £1,680 per annum and low ground rent of £150 per annum.

Floor Plan



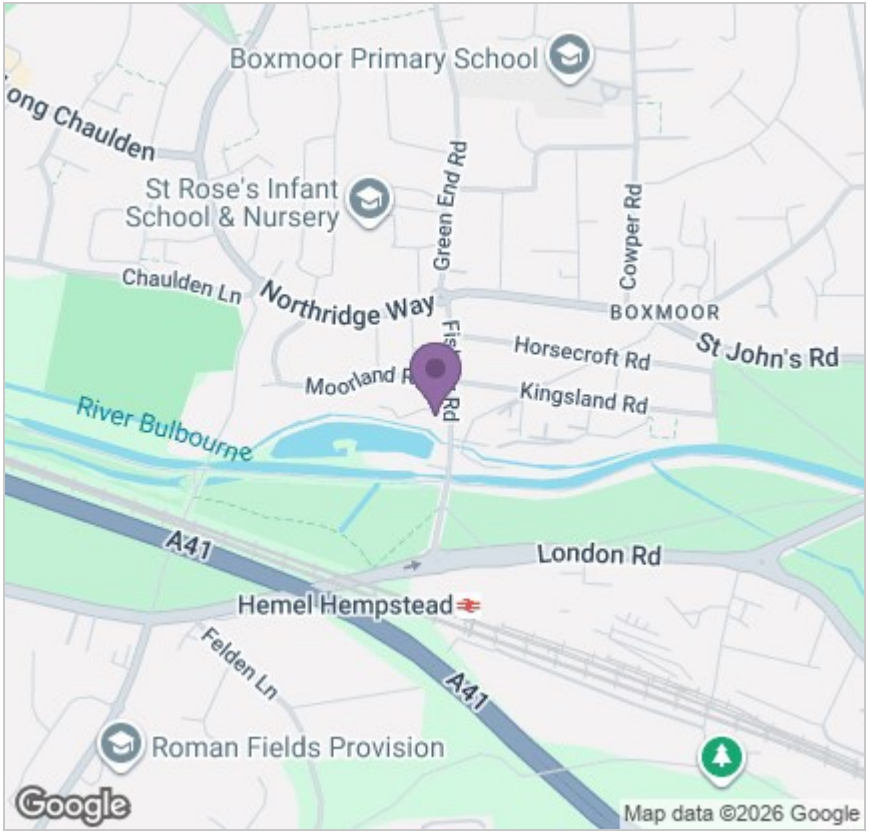
Second Floor

Approx. 60.4 sq. metres (649.9 sq. feet)

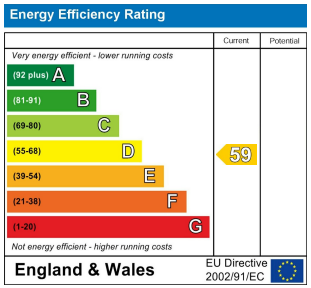
Total area: approx. 60.4 sq. metres (649.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

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

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.

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