

10 Willow Court

Apsley

HP3 9HE

David
Doyle
Sales and Lettings

Offers in Excess of £285,000 Leasehold



A beautifully presented two double bedroom top (second) floor apartment with gated secure allocated parking located on this sought after canalside development convenient for amenities including 'Sainsburys' Supermarket, local shops, schools and Apsley Mainline Train Station offering easy access to London Euston. Extensively updated by the current owners to a high standard, the accommodation comprises a hallway with doors to two bedrooms, the master with quality fitted wardrobes and a contemporary en suite shower room, the refitted main bathroom and the bright and spacious living area incorporating the refitted kitchen with integrated appliances, hot water tap, granite work surfaces and water softener, quality engineered wooden flooring and french doors opening to the balcony enjoying beautiful canal side views. Externally, a particular feature of the property are the well tended communal gardens and canalside areas. Call Now To View.

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Two Bedroom Second Floor Apartment

Gated Canal Side Development

Allocated Parking

Close To Amenities & Station

Master With En Suite

Updated To A High Standard

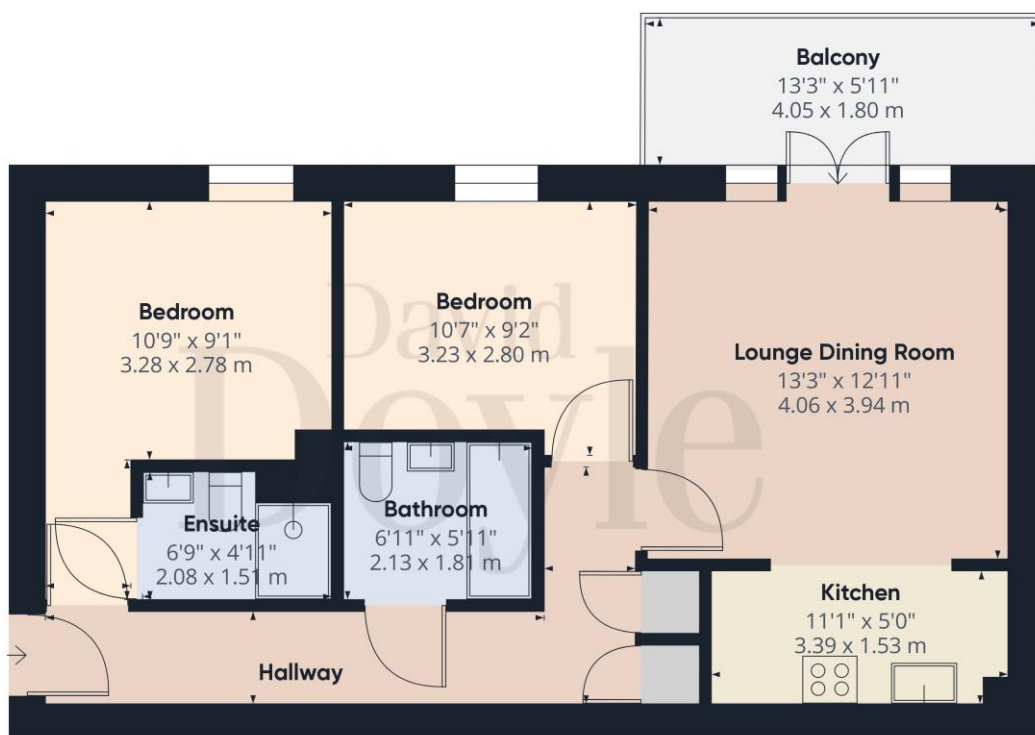
Living Area With Balcony

Well Tended Communal Gardens

Viewing Advised

Council Tax Unknown

Tenure -Leasehold



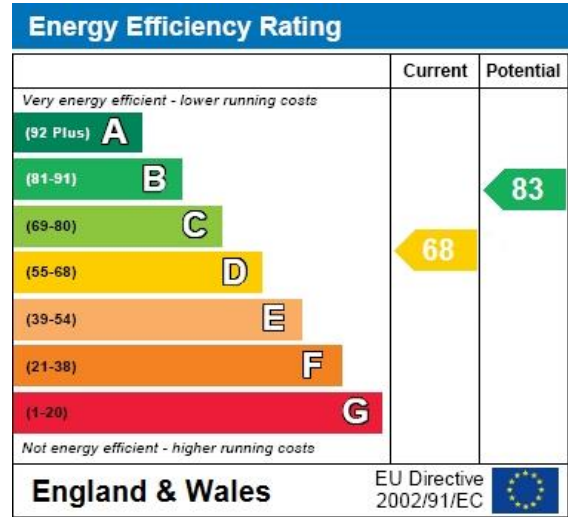
Approximate total area**
625.95 ft²
58.15 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

10 Willow Court, Ebbens Rd, Apsley, Hemel Hempstead, Hertfordshire, HP3 9HE

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2006
Council Tax Band	D
This year council tax charge	£2066.66
Tenure	Leasehold
Remaining Lease Length	137
Ground Rent	£120 every 6 months
Next ground rent review date	September 2026
Method of review/price increase	Open market value selling price
Service charge this year	£2447.18
Name of management company	FirstPort
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking £0.00

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.