

2 Stephenson Wharf, Apsley
Lock, Hemel Hempstead,
Hertfordshire, HP3 9WZ

David
Doyle
Sales and Lettings

Price £94,000 Leasehold



40% share This 1 bedroom ground floor apartment is situated on this highly sought after canal side development in the popular area of Apsley Lock Marina that is conveniently located for local shops, restaurants, canal side walks and Apsley main line station with links to London Euston. The property is in a exclusive block of 6 apartments while benefiting from 2 parking permits. The apartment offers spacious and thoughtfully arranged accommodation comprising an open plan lounge dining room, fitted kitchen with a range of matching wall and floor mounted units, a bathroom fitted in white with chrome fittings, a generous bedroom and a welcoming entrance hall with a storage cupboard and an airing cupboard. The property also benefits from double glazing and gas heating to radiators. Viewing is highly recommended.

`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.

Monthly rent: £529 (£6348 annually)

40% share of this 1 bedroom ground floor apartment

Sought after Apsley Lock Marina location

Convenient for local shops, restaurants, canal side walks and Apsley main line station

Open plan lounge dining room

Fitted kitchen

Bathroom

Generous bedroom

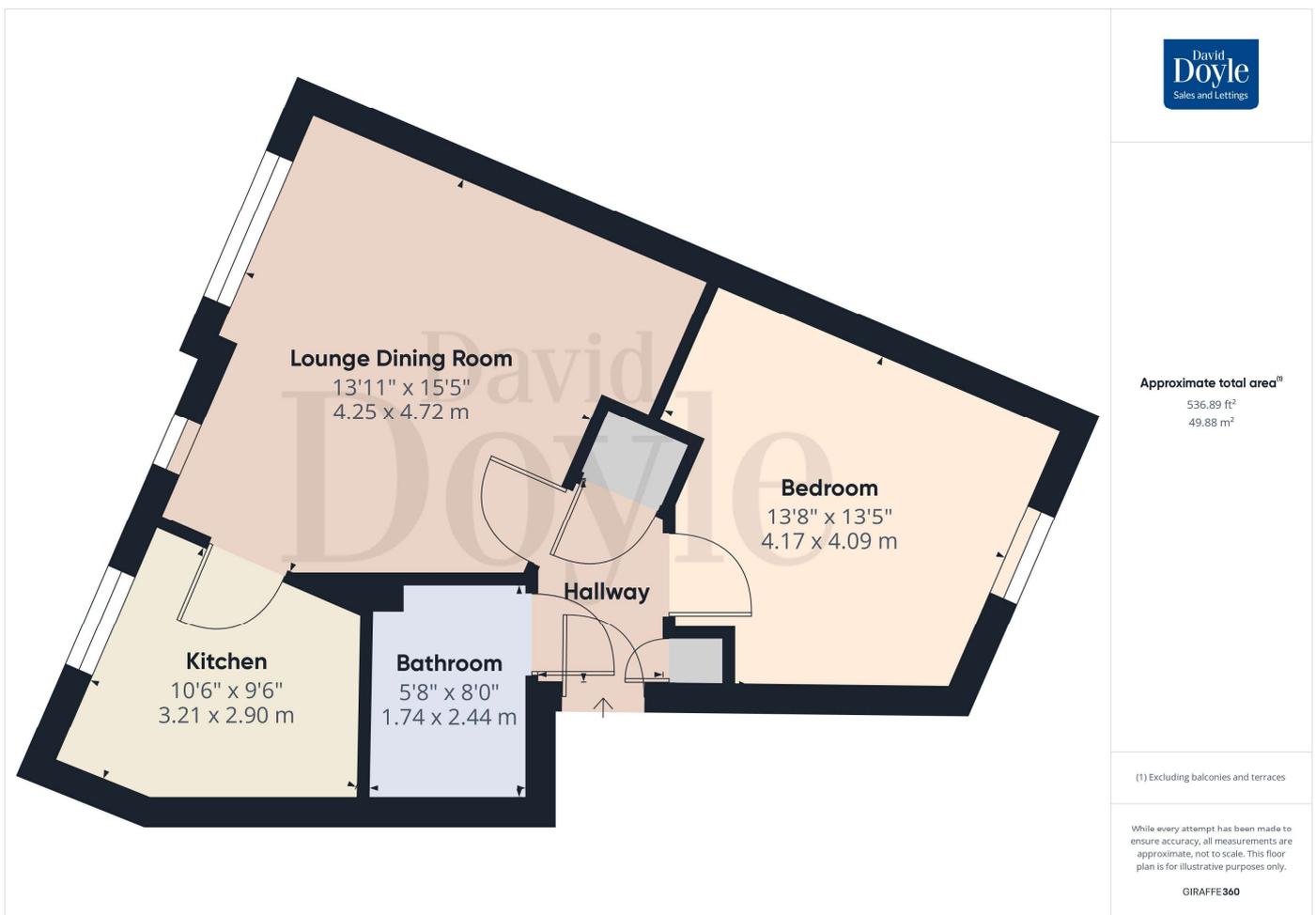
Two parking permits

Gas heating to radiators

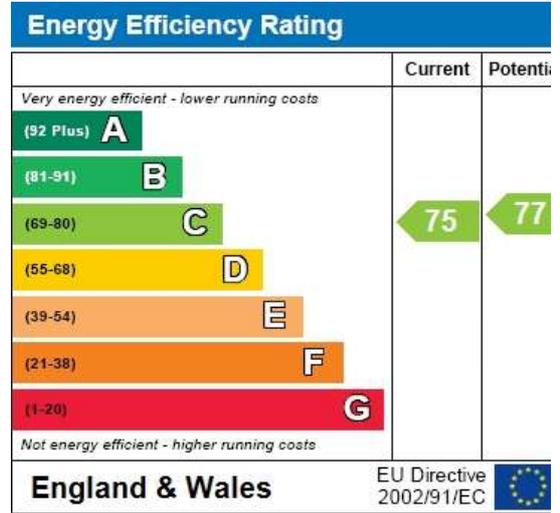
A MUST VIEW

Council Tax Band C

Tenure -Leasehold



Scan here for more details





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

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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?	2003
Council Tax Band	C
This year council tax charge	1836.68
Tenure	Leasehold
Remaining Lease Length	968
Ground Rent	0
Next ground rent review date	NA
Service charge this year	£3,232.20
Name of management company	MTVH
Is the property shared ownership	Yes
If yes, please state share, housing association and rental amount	Share is 40%. Metropolitan Thames Valley. Rent is 60% amounting to £529 per month.
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?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Permit Parking

Please state any costs per annum for parking None.

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 is 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.