

Drew Court, 70 Ebbens Road
Apsley
HP3 9QR

David
Doyle
Sales and Lettings

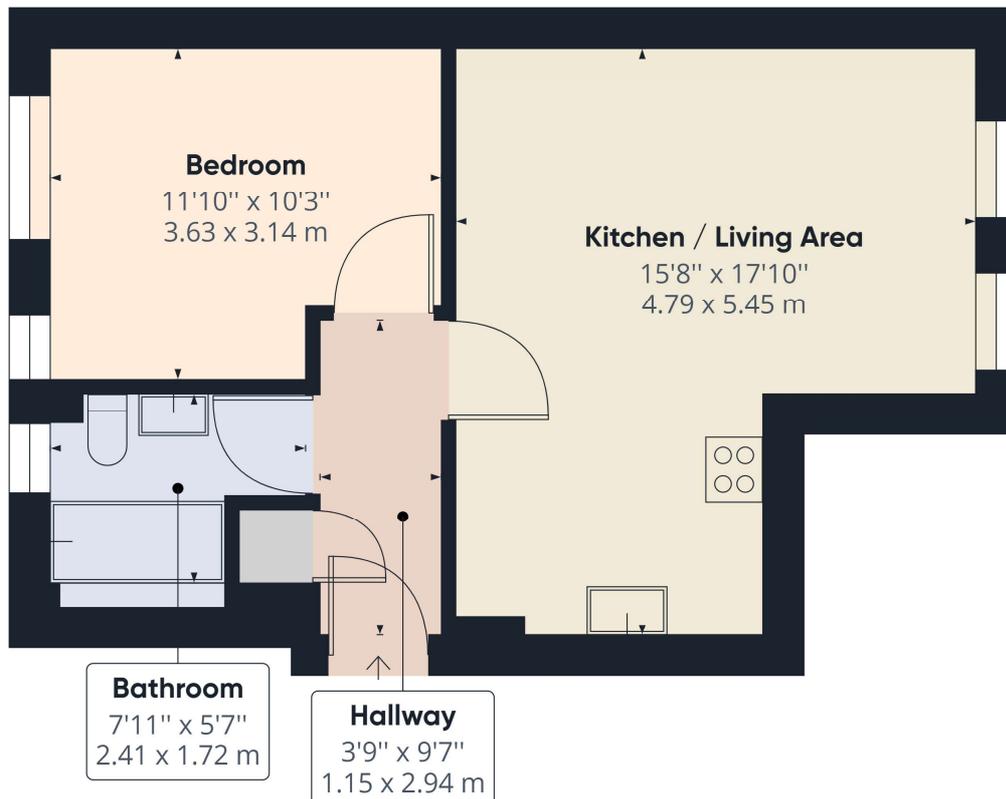
OIEO £230,000 Leasehold



A Beautifully spacious 1 bedroom Ground floor apartment constructed approximately 4 years ago and situated on this exclusive modern development conveniently located for local shops, amenities, Grand Union Canal and Apsley Main line station with links to London Euston. The apartment is in excellent order throughout and well arranged to comprise a communal entrance hall accessed via a secure entry phone and leading to the personal door opening to a spacious hallway with storage cupboard and doors to an open plan Lounge Kitchen Dining room with full length double glazed windows. The Kitchen is fitted with a range of matching high gloss wall and floor mounted units with the benefit of integrated appliances and contemporary wall tiles. Also accessed from the hallway is the well proportioned Master Bedroom with views to the front aspect and the Family Bathroom fitted in white with chrome fittings. Externally the property benefits from an allocated parking space directly outside the front of the building and well tended communal gardens. Offered in move in condition throughout, an appointment to view is a must to appreciate this lovely Apartment.

`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.

Ground Floor Apartment
Excellent Order Throughout
Allocated Parking Space
Communal Gardens
Favoured Apsley Situation
Canal Side Development
Contemporary Kitchen
Open Plan Living Space
Recently Redecorated
Call To View
Council Tax Band C
Leasehold



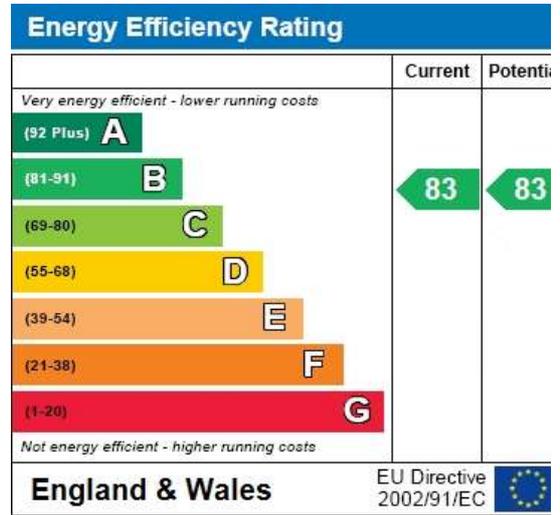
Approximate total area⁽¹⁾
442.00 ft²
41.06 m²

(1) 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

Flat 5 Drew Court, 70 Ebbens Road, Hemel Hempstead, Hertfordshire, HP3 9QR

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?	2017
Council Tax Band	A
This year council tax charge	1925
Tenure	Leasehold
Remaining Lease Length	94
Ground Rent	375
Next ground rent review date	Stayed flat since purchase
Service charge this year	1750
Name of management company	Crabtree
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 gas at property
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric heating
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	0

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

