

50 Lancaster House

Apsley

HP3 9GQ

David
Doyle
Sales and Lettings

Offers in Excess of £280,000 Leasehold



A beautifully presented and pleasantly spacious one double bedroom ground floor apartment with a private terrace situated on this exclusive modern canalside development conveniently located for Apsley mainline railway station and excellent amenities. Originally, the show apartment, the internal accommodation is stylishly presented and comprises a spacious entrance hall with a secure entry phone system and doors to a large utility cupboard, a generous double bedroom with fitted wardrobes, a contemporary family bathroom arranged with a white suite and and the generous living room incorporating the fully integrated kitchen arranged with wall and base units, coordinating work surfaces and with a double glazed door opening to the private patio seating area enjoying lovely views of the well kept canal side communal grounds. Benefits to this excellent apartment include TWO under cover secure allocated parking spaces, one with a must have EV charger, a bike store and NO UPPER SALES CHAIN. An internal viewing is strongly advised.

`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.

Rarely Available

Ground Floor Canal Side Apartment

Situated On This Exclusive Apsley Development

Close To Amenities & Station

Originally The Show Home With Stylish Decor

Secure Gated Under Cover Parking For Two Cars

One With EV Charger Point

Private Patio

Viewing Advised

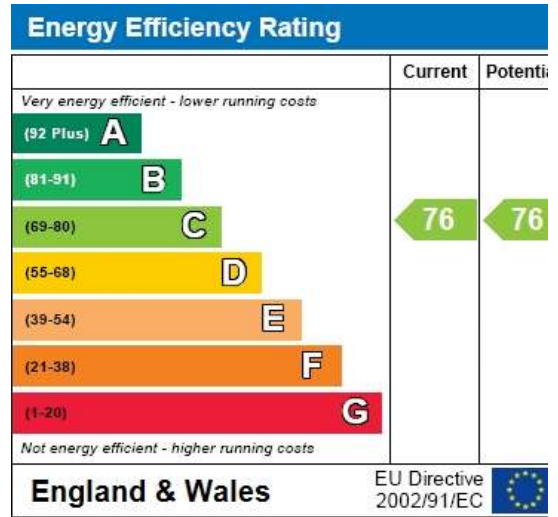
NO UPPER CHAIN

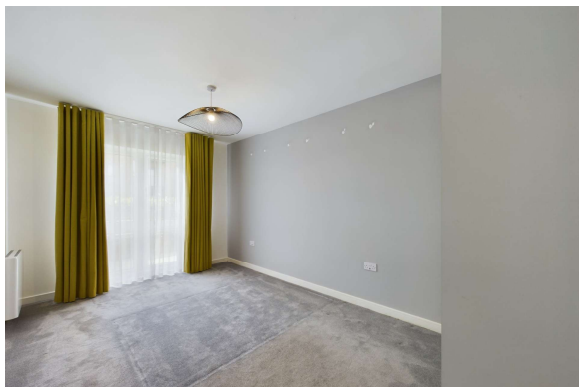
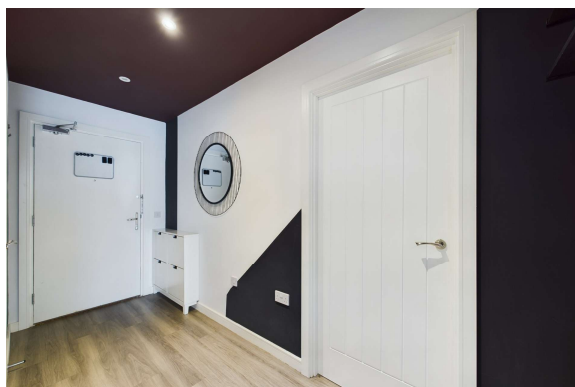
Council Tax Band C

Leasehold



Scan here for more details





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

50 Lancaster House, Apsley, Hemel Hempstead, Hertfordshire, HP3 9GQ

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?	2021
Council Tax Band	C
This year council tax charge	£1925
Tenure	Leasehold
Remaining Lease Length	994
Ground Rent	£1 peppercorn per annum
Next ground rent review date	N/a
Method of review/price increase	N/a
Service charge this year	£684
Name of management company	Iv property management
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
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 2soaces ove dice EV charger

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 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?	Yes
If yes please give details of the adaptations	Lift
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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