

12 White Lion Street
Apsley
HP3 9RQ

David
Doyle
Sales and Lettings

Price £220,000 Freehold



Exceptional, modern one double bedroom ground floor maisonette with allocated parking, located in a private tucked away Apsley position.

Offered in excellent condition throughout, the accommodation comprises an entrance porch with a door leading to the open plan living/dining/kitchen area. Further doors lead to the double bedroom and the bathroom. There is also a cupboard which offers excellent storage. Additional benefits include double glazing and electric panel heaters. There is an allocated parking space directly outside and a private garden area to the side of the property. `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. Viewing Advised.

Exceptional Modern Maisonette

Private Courtyard Location

SHARE OF FREEHOLD & NO GROUND RENT

Double Bedroom

Open Plan Living

Allocated Parking Space

Garden Area

Schools, Shops & Amenities Nearby

Close To Mainline Railway Station

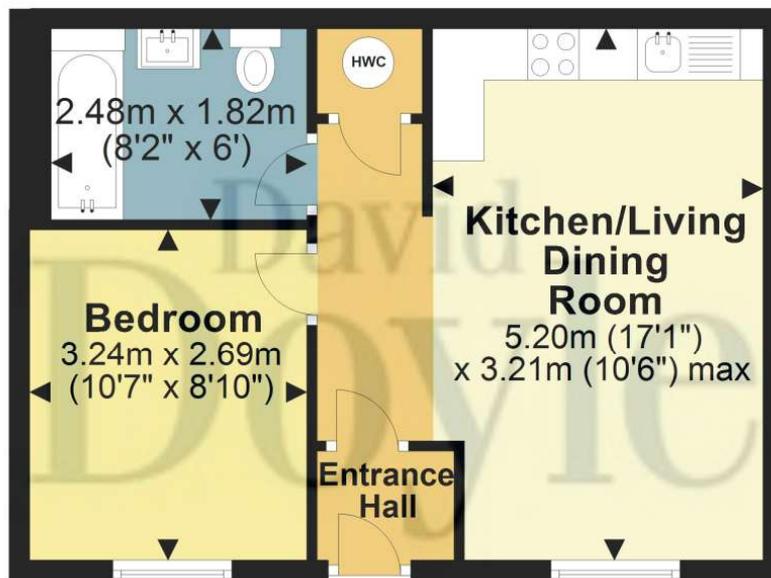
Viewing Advised

Council Tax Band B

Share Of Freehold

Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)

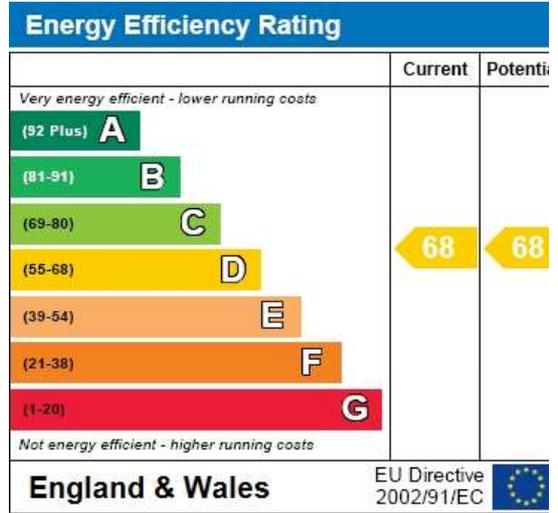


Total area: approx. 36.5 sq. metres (392.6 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

Scan here for more details





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

12 White Lion Street, Apsley, Hemel Hempstead, Hertfordshire, HP3 9RQ

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? 2019

Council Tax Band B

This year council tax charge £100

Tenure Leasehold

Remaining Lease Length 999

Ground Rent £0

Service charge this year £0

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

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Electric

How is your broadband supplied Cable

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? 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.