

45 Fourdrinier Way

Apsley

HP3 9RP

Price £230,000 Freehold

David
Doyle
Sales and Lettings



A Very Well presented Ground Floor Maisonette with a Garage and Driveway situated in this select Apsley development. Perfect for a first time buyer or down sizer, this rarely available property comprises spacious open plan accommodation comprising a porch with a door opening to the generous dual aspect living room incorporating the fitted kitchen, arranged with wall and base units, coordinating work surfaces, breakfast bar and space and plumbing for white goods leading to the distinct spacious living/dining area. Accessed from the living area is a generous inner hallway with storage cupboards and doors to the bathroom, fitted with a white suite and the double bedroom with fitted wardrobes. Externally, the property sits in a very attractive corner position in a lovely courtyard setting and the excellent amenities of Apsley village are close at hand. Offered with the benefit of NO UPPER CHAIN, an internal viewing is advised.

`Apsley Village` is a 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, while it also enjoys the picturesque benefits of the GRAND UNION CANAL and APSLEY MARINA.

Rarely Available

Ground Floor Maisonette

Garage & Parking Space

Select Apsley Development

Close To Amenities, Local Shops And Travel Links

Good Order Throughout

Bathroom Fitted In A White Suite

Spacious Living Area

No Upper Chain

Viewing Advised

Council Tax Band C

Leasehold



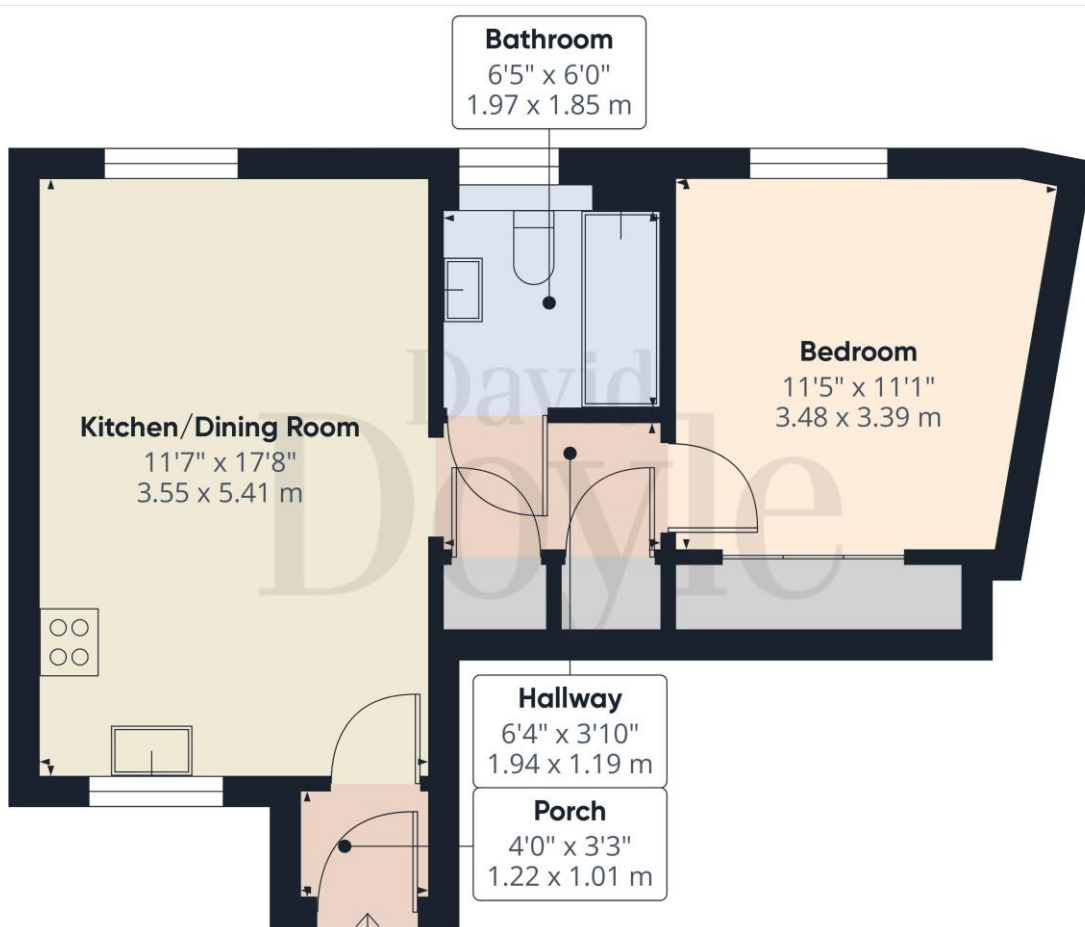
Approximate total area⁽¹⁾
439.72 ft²
40.85 m²

(1) Excluding balconies and terraces

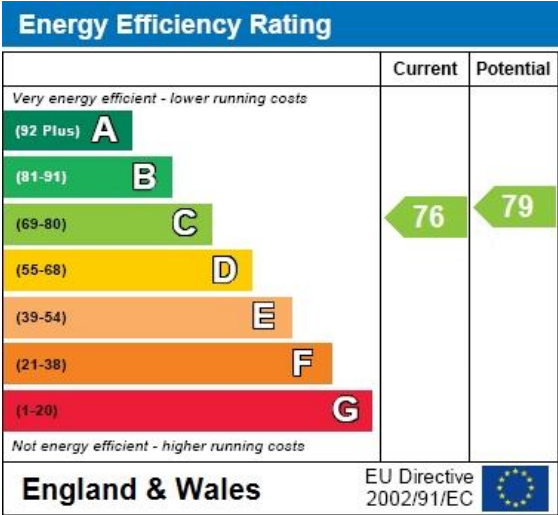
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Scan here for more details





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

45 Fourdrinier Way, Hemel Hempstead, Hertfordshire, HP3 9RP

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	Dont know
This year council tax charge	Dont know
Tenure	Leasehold
Ground Rent	£350
Service charge this year	£1600
Name of management company	Trinity
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?	Electric
How is your broadband supplied	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Garage
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? 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.