



Evans Wharf, Hemel Hempstead, HP3 9WN
Asking price £240,000

Sears & Co
estate & letting agents

An impressive one bedroom top floor apartment with high ceilings, ideally positioned on Evans Wharf within the popular Apsley Lock development, approximately 0.2 miles from Apsley mainline train station and with accommodation spanning in excess of 560 sqft.

The layout includes an entrance hallway, well appointed living/dining room, kitchen, spacious main bedroom and a modern family bathroom.

Externally the property benefits from permit parking for two vehicles (within an ANPR car park). Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

The property also benefits from gas central heating.

Apsley Lock is a popular Canalside development set along the Grand Union Canal, offering access to waterside walks and local amenities. The area benefits from a selection of restaurants and a convenient local shop, all within easy reach. It is a well established location suited to both everyday living and commuting.

Front Door

Entrance Hallway

Radiator. Storage cupboard. Access to the loft. Access to the family bathroom, bedroom and living room.

Living/Dining Room

Double glazed window. Radiator. Open plan to the kitchen.

Kitchen

Fitted with a range of eye and base level units with work surfaces over. Integrated oven, gas hob with extractor over, microwave and fridge freezer. Space for a freestanding

washing machine and dishwasher. One and a half bowl stainless sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Fitted with a three piece suite to include a panel enclosed bath with 'Mira' rainfall style shower over, enclosed wash hand basin and enclosed cistern w/c. Acrylic panelling to splash back areas. Tiled flooring. Chrome heated towel rail. Recessed down lighting.

Parking

The property further benefits from permit parking within an ANPR car parking.

Lease & Service Charge

The owners have advised that the property has approximately 100 years remaining on the leasehold. The owners have also advised that the property is subject to a ground rent charge of approx £125, service charge of approx £1714.91 and a reserve fund payment of approx £368.76, all per annum. This information should be verified with a solicitor prior to any exchange of contracts.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

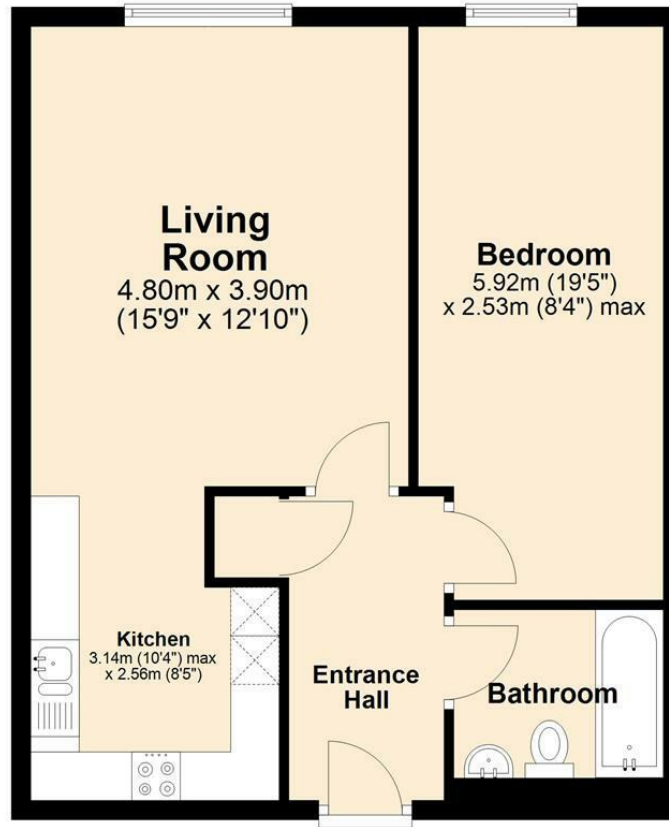


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Floor Plan

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 52.4 sq. metres (563.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

