

10 Stephenson Wharf, Apsley
Lock, Hemel Hempstead,
Hertfordshire, HP3 9WZ

David
Doyle
Sales and Lettings

Price £250,000 Leasehold



This refurbished and beautifully presented 1 bedroom first floor apartment with an extended lease is situated on this highly sought after canal side development in the popular area of Apsley Lock Marina that is conveniently located for local shops, restaurants, canal side walks and Apsley main line station with links to London Euston. The apartment is in a exclusive block of 6 apartments while benefiting from 2 parking permits. The property offers spacious and thoughtfully arranged accommodation comprising an open plan lounge dining room, a recently refitted kitchen with a range of matching wall and floor mounted units, a recently refitted bathroom fitted in white with chrome fittings, a generous bedroom with a built in mirror fronted wardrobe and a welcoming entrance hall with a storage cupboard and an airing cupboard. The hot water cylinder has been replaced by the current owner along with new carpets in the bedroom. The property also benefits from double glazing and gas heating to radiators.

Viewing is highly recommended.

`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.

Refurbished and beautifully presented 1 bedroom first floor apartment

Extended lease and 2 parking permits

Located on the sought after Apsley Lock Marina development

Convenient for Apsley main line station with links to London Euston

Open plan lounge dining room

Recently refitted kitchen and bathroom

Bedroom with a built in mirror fronted wardrobe and newly fitted carpets

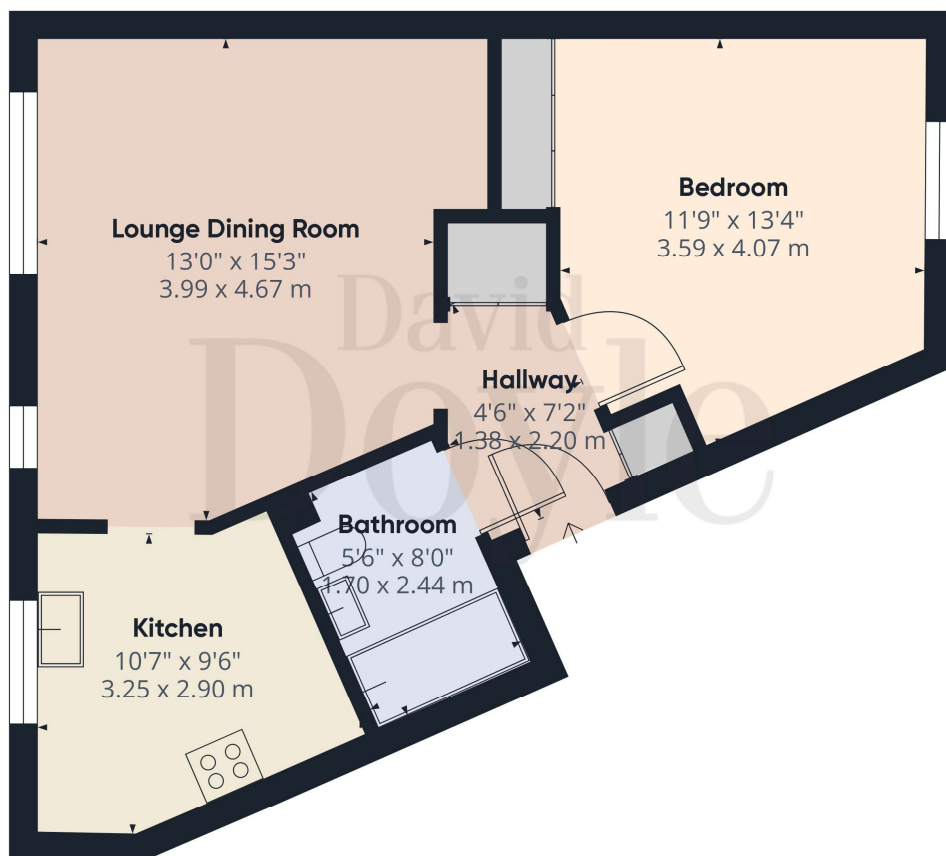
Local shops, restaurants and canal side walks

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Leasehold



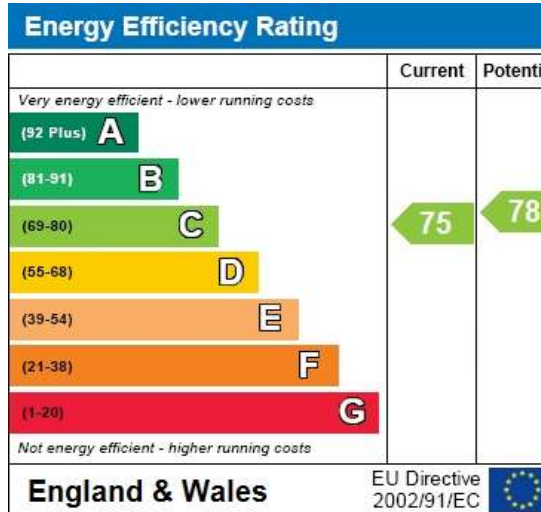
Approximate total area^m
521.2 ft²
48.42 m²

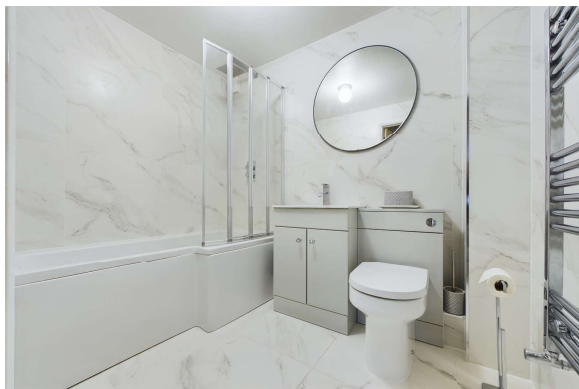
(1) Excluding balconies and terraces

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

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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?	2001
Council Tax Band	C
This year council tax charge	£ 1444.03 Single occupancy
Tenure	Leasehold
Remaining Lease Length	999
Ground Rent	0
Method of review/price increase	Consultation from management company
Service charge this year	3240
Name of management company	Metropolitan
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?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Permit Parking

Please state any costs per annum for parking	20 per year
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?	No
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

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