

**53 Stephenson Wharf, Apsley,
Hemel Hempstead,
Hertfordshire, HP3 9WY**

David
Doyle
Sales and Lettings

Offers in Excess of £400,000 Leasehold



A spacious 3 double bedroom duplex penthouse apartment with stunning views over Apsley Lock Marina, conveniently located for shops, schools, amenities and the main line station with links to London Euston. The property provides stylish and well arranged accommodation with a generous and welcoming entrance hall with spiral staircase leading to the first floor accommodation.

The property comprises of an open plan lounge dining room with impressive vaulted ceiling and a Cathedral style window, over looked from the gallery landing, opening on to the fitted kitchen with integrated appliances. The property has 3 double bedrooms and a family bathroom, the master bedroom has Velux windows, ensuite shower room and is accessed from the galley landing. The gallery landing over looks the main living area and benefits from the stunning views from the Cathedral style window. This would make an ideal office space. The property also benefits from permit parking and gas heating to radiators. No Upper Chain.

`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.

3 Double Bedroom Duplex Penthouse Apartment

Stunning Views Over Apsley Lock Marina

Generous Welcoming Entrance Hall

Open Plan Living

Impressive Vaulted Ceiling and Cathedral Style Window

Gallery landing

Fitted Kitchen With Integrated Appliances

Permit Parking

Convenient For Mainline Station With Links To London Euston

No Upper Chain

Council Tax Band E

Tenure -Leasehold

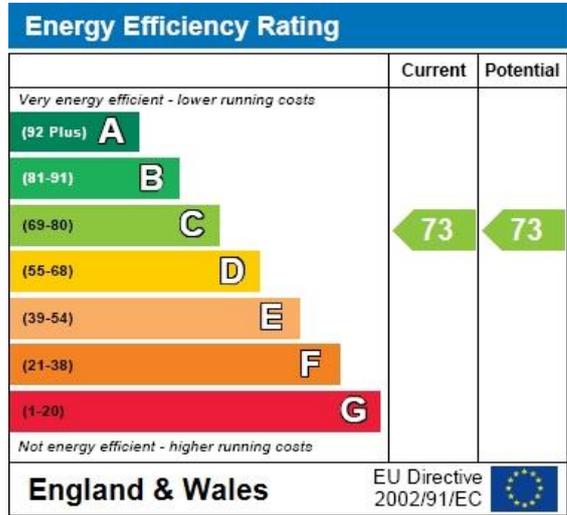


Approximate net internal area: 1305.38 ft² / 121.27 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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?	2007
Council Tax Band	C
This year council tax charge	1900
Tenure	Leasehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£120 per month
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
What parking facilities does your property have	Permit 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?	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

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.