

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



Flat 5 Drew Court
70 Ebbens Road
Apsley
HP3 9QR

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

OIEO £225,000 Leasehold

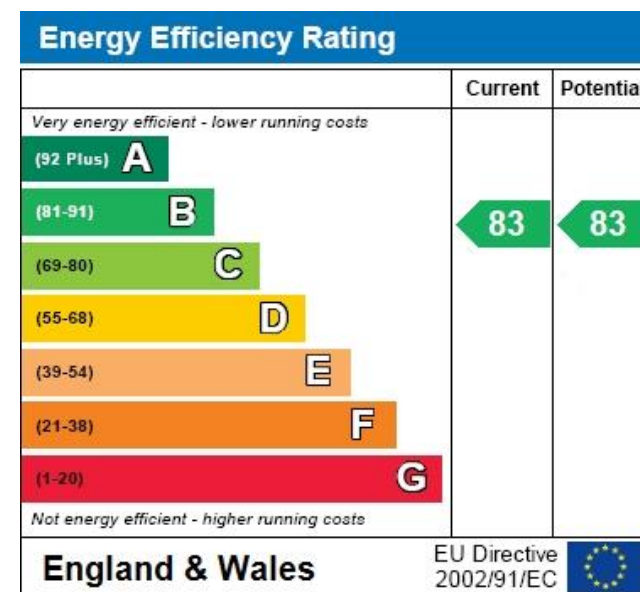


David Doyle are delighted to offer to the Sales Market this spacious 1 bedroom Ground floor apartment constructed approximately 4 years ago and situated on this exclusive modern development conveniently located for local shops, amenities, Grand Union Canal and Apsley Main line station with links to London Euston. The apartment is in excellent order throughout and well arranged to comprise a communal entrance hall accessed via a secure entry phone and leading to the personal door opening to a spacious hallway with storage cupboard and doors to an open plan Lounge Kitchen Dining room with full length double glazed windows. The Kitchen is fitted with a range of matching high gloss wall and floor mounted units with the benefit of integrated appliances and contemporary wall tiles. Also accessed from the hallway is the well proportioned Master Bedroom with views to the front aspect and the Family Bathroom fitted in white with chrome fittings. Externally the property benefits from an allocated

parking space directly outside the front of the building and well tended communal gardens. Offered in move in condition throughout, an appointment to view is a must to appreciate this lovely Apartment.

`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.

Ground Floor Apartment
Excellent Order Throughout
Allocated Parking Space
Communal Gardens
Favoured Apsley Situation
Canal Side Development
Contemporary Kitchen
Open Plan Living Space
Call To View

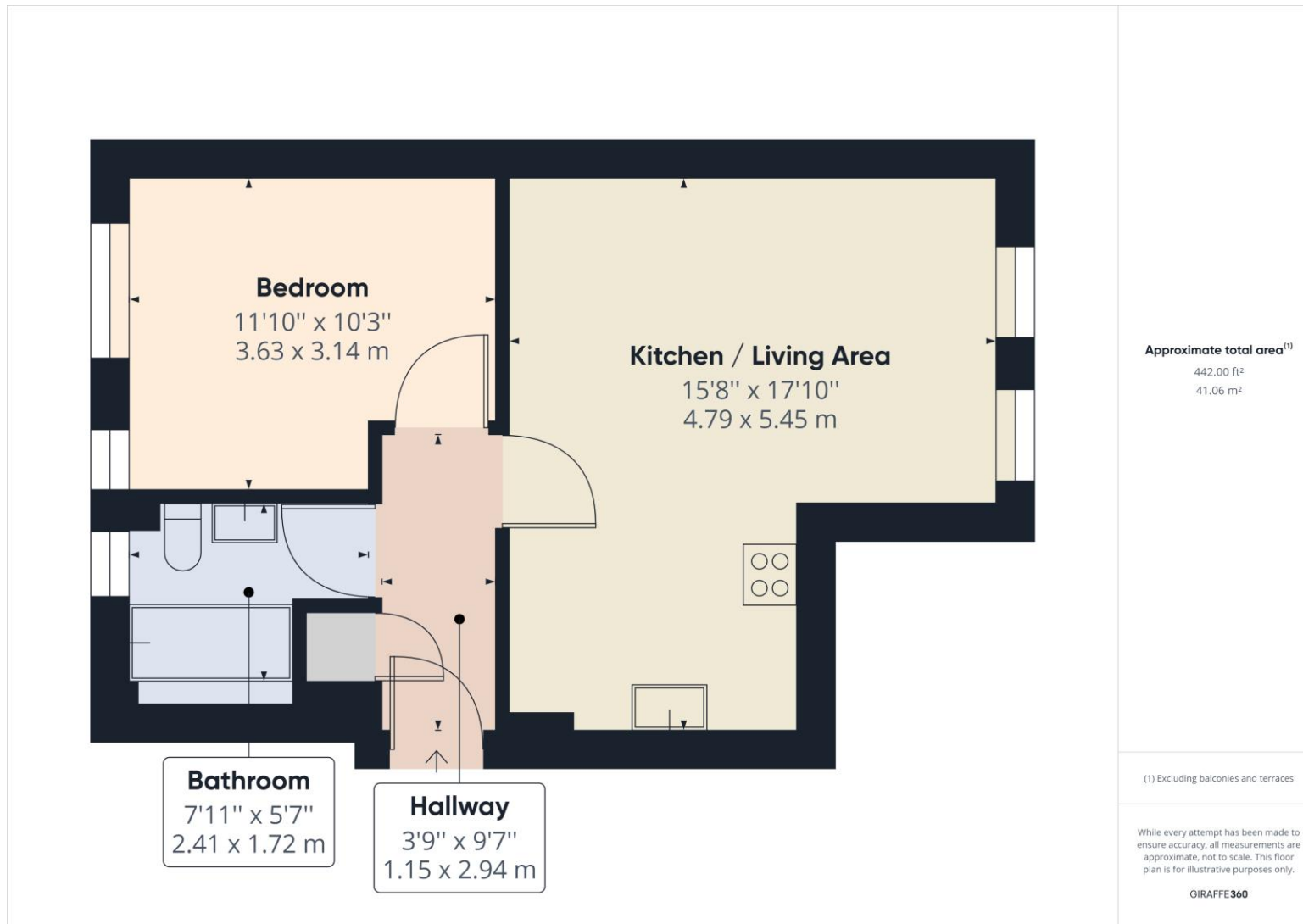


David
Doyle

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.

 **MAYFAIR**
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest



Flat 5 Drew Court
70 Ebbens Road
Hemel Hempstead
HP3 9QR



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671