

# David Doyle

 **MAYFAIR**  
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**87 Stephenson Wharf  
Apsley Lock  
Hemel Hempstead  
HP3 9WY**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**OIEO £225,000** Leasehold





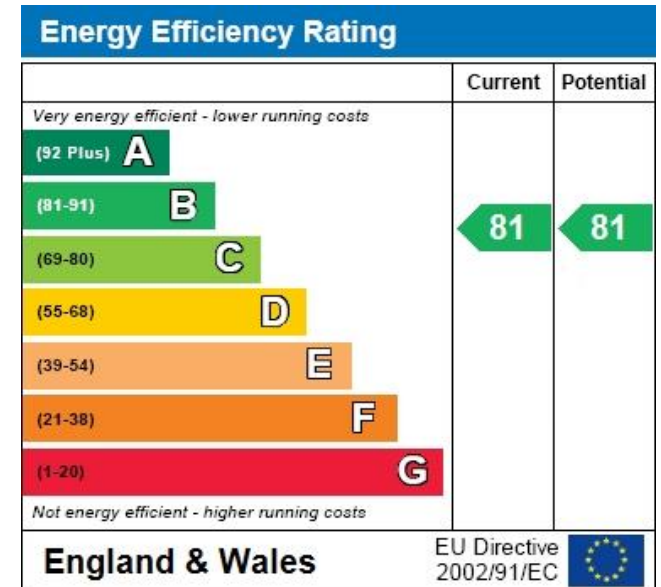
Situated on this sought after modern development is this spacious and well presented 1 Bedroom Ground Floor apartment. Located in the ever popular Apsley Lock development that enjoys being situated around the picturesque Marina with its Cafes and restaurants while being well located for The Grand Union Canal, local amenities and Apsley main line station with link to London Euston. The property is arranged with an open plan Lounge Dining Room with wood effect flooring that opens on to a fitted Kitchen. The Kitchen is fitted with a a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers with space for a fridge freezer and space and plumbing for an automatic washing machine, colour coordinated work surfaces, tiled splash back and tiled flooring. The Kitchen also benefits from concealed lighting, a plinth heater and a wall mounted Gas boiler in a matching cupboard front that was refitted in 2019 and benefited from a 7 year warranty when it was fitted. The generous Bedroom offer plenty of space for wardrobes and a desk if

required while the Bathroom is fitted in white with chrome fittings. The property is completed by a welcoming Entrance Hall with a useful storage cupboard and a security entry phone system. The apartment is double glazed, has Gas heating to radiators and comes with 2 parking permits that cover Zone 1 on the development.

`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 main line railway Apsley Station, only 0.2 miles away, with trains to London Euston. Whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

### LEASE

The vendor has informed us that the lease is 125 years from 24th June 2001.



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.



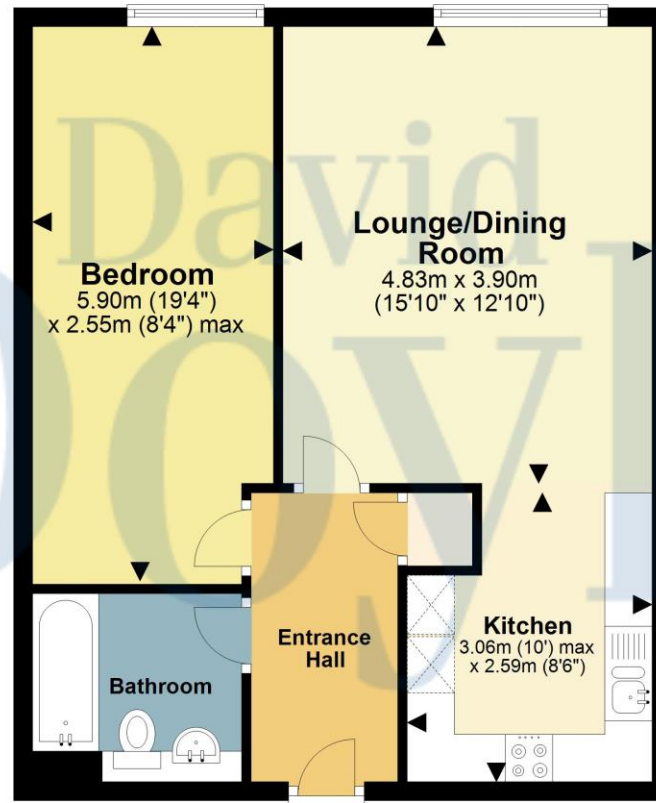
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Call **01442 248671** to arrange a viewing or register an interest

**Ground Floor**

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 52.3 sq. metres (563.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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