

35 Imperial Way
Apsley
HP3 9FJ

David
Doyle
Sales and Lettings

Offers Over £300,000 Leasehold



Rarely available two double bedroom ground floor apartment with allocated parking situated in this popular Canal Side Development close to excellent amenities and Apsley mainline railway station offering excellent links to London Euston. With lovely canal side views, the accommodation is spacious and comprises a generous hallway with doors to a well proportioned kitchen, generous living room, two double bedrooms, the master with a recently refitted fully tiled shower room and finishing the accommodation is the family bathroom. Externally, the apartment benefits from allocated parking and well tended communal gardens. Offered in lovely decorative order throughout and being very well maintained by the managing agents, an appointment to view is much recommended to appreciate this excellent apartment.

Apsley 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 away with trains to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Two Double Bedrooms

Ground Floor Situation

Stunning Canalside Situation

Spacious Living Room & Generous Fitted Kitchen

Refitted En Suite To Master Bedroom

Allocated Parking

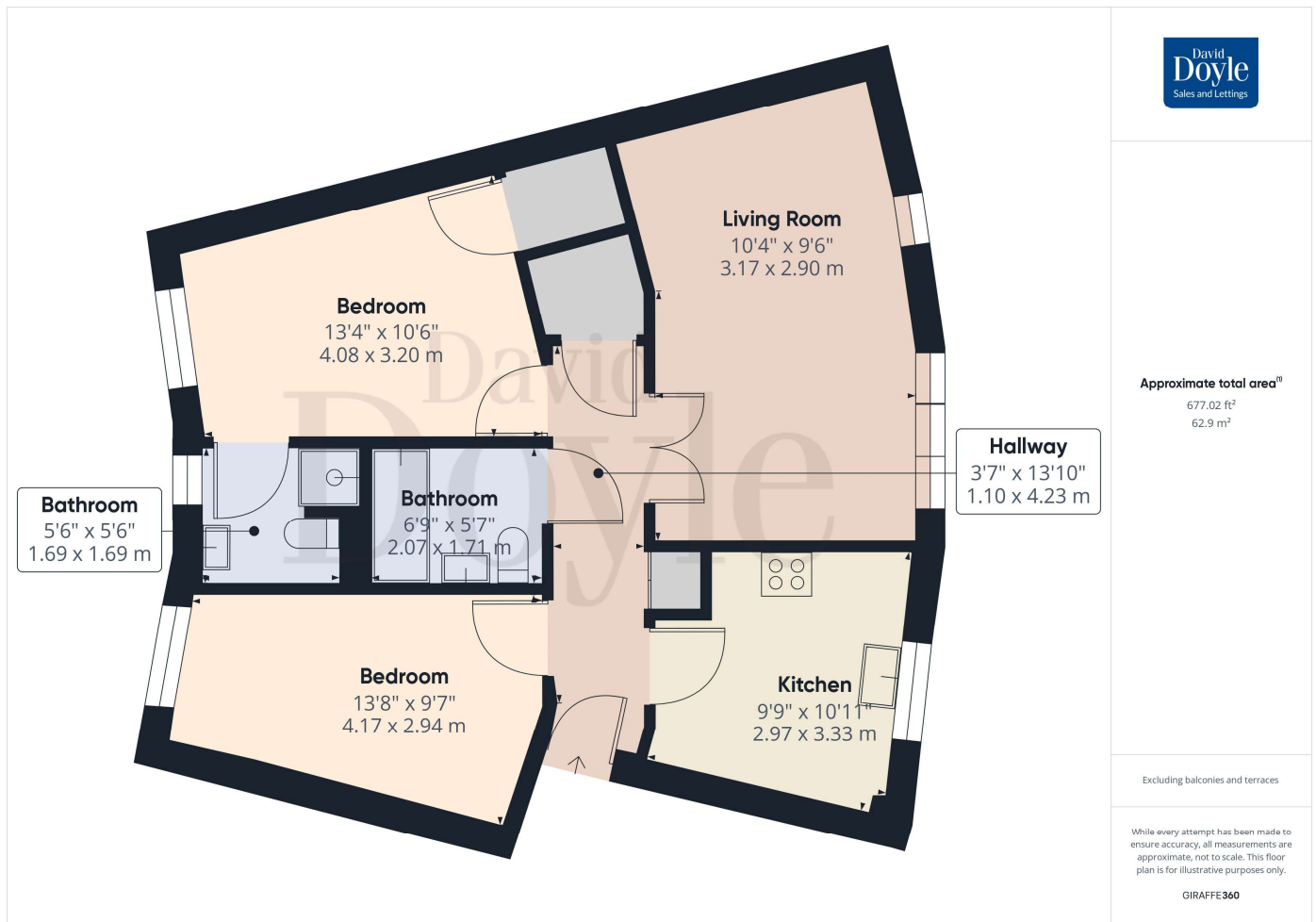
Well Maintained Communal Areas

Close To Shops, Amenities & Station

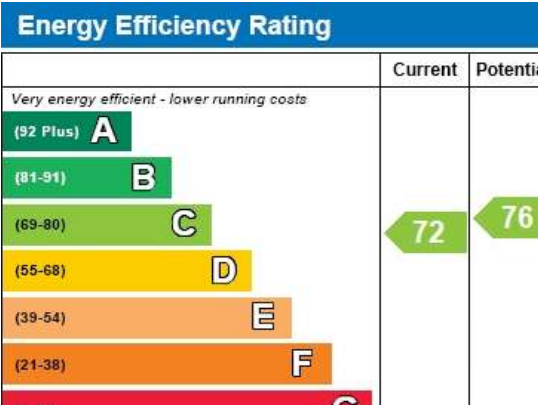
Viewing Advised

Council Tax Band D

Tenure -Leasehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

35 Imperial Way, Hemel Hempstead, Hertfordshire, HP3 9FJ

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? 2002

Council Tax
Band D

This year
council tax
charge £1986

Tenure Leasehold

Remaining
Lease Length 102

Ground Rent 150

Next ground
rent review
date June 2024

Service
charge this
year £1600

Name of
management
company Crabtree

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?

No

Is your
property
supplied by
mains
drainage?

Yes

Is your
heating gas
to radiator
heating?

Storage heaters

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 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

No

the last 5
years?

Are you
aware of any
planning
permissions
or No
applications
in the
immediate
area?

Does your
property
have any
accessibility No
features
installed?

Has your
property
been subject
to any No
structural
movement?

Is your
property in
the vicinity
of any No
current or
historic
mining?