







Castles

EVANS WHARF

Apsley Lock, Hemel Hempstead HP3 9WN

## **EVANS WHARF**

## Apsley Lock, Hemel Hempstead HP3 9WN

£359,950

(Leasehold)



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This Two Double Bedroom Apartment is offered for sale in good

decorative order throughout, with views overlooking APSLEY LOCK MARINA with its locally acclaimed restaurant `The Paper Mill` and other restaurants, Apsley TRAIN STATION, local shops and CANAL

WALKS close by.

The property benefits from a well fitted Kitchen/Diner with new NEF appliances, a good sized room with glorious views over the Marina from the Juliet Balcony, Two Double Bedrooms with En-suite to Master and a recently refurbished family Shower Room. Further advantages include gas heating from a newly installed boiler system, double glazed windows with the rear recently being upgraded, entry-phone system and Two Permit Parking spaces.

Tenure: 103 Year Lease

Service Charge: £1800.00 per Year (approx)
Ground Rent: £150.00 per Year (approx)

Tenure: Leasehold Council Tax Band: E

**EPC Rating: B** 



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.

Plan produced using PlanUp.

## Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

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