

**6 Mill House, Rose Lane, Nash  
Mills Wharf, Hemel  
Hempstead, Hertfordshire,  
HP3 9GL**

David  
**Doyle**  
Sales and Lettings

**Price £339,950** Leasehold



Located on this modern and sought after development is this stylish larger than average 2 double bedroom first floor apartment with an allocated parking space and a balcony that overlooking a stream and towards the Grand Union canal . The open plan lounge kitchen dining room provides a spacious and inviting atmosphere, with access to a private balcony. The kitchen is fitted to a high standard, featuring integrated appliances. The dual aspect master bedroom boasts an ensuite shower room and also offers access to the balcony. The entrance hall is spacious and equipped with a video entry phone system. The apartment block includes a lift and well maintained communal gardens. Furthermore, a covered allocated parking space is provided. This property is being sold without an upper chain.

Being located in close proximity of to the picturesque, historic yet vibrant Chiltern village of Kings Langley with a bustling village centre offering an excellent range of shopping facilities and other amenities. Attractions include an excellent range of coffee shops, restaurants and excellent local schooling. Apsley Lock marina offers further canal side amenities and further retails units. Kings Langley and Apsley mainline railway stations both offer a direct link to London Euston making it an ideal situated for commuters to the capital.

Stylish 2 double bedroom apartment with a balcony and parking

Open plan Lounge Kitchen dining room

Private balcony overlooking the river

High standard fitted kitchen with integrated appliances

Dual aspect master bedroom with ensuite shower room and balcony access

Spacious entrance hall with video entry phone system

Lift access in the apartment block

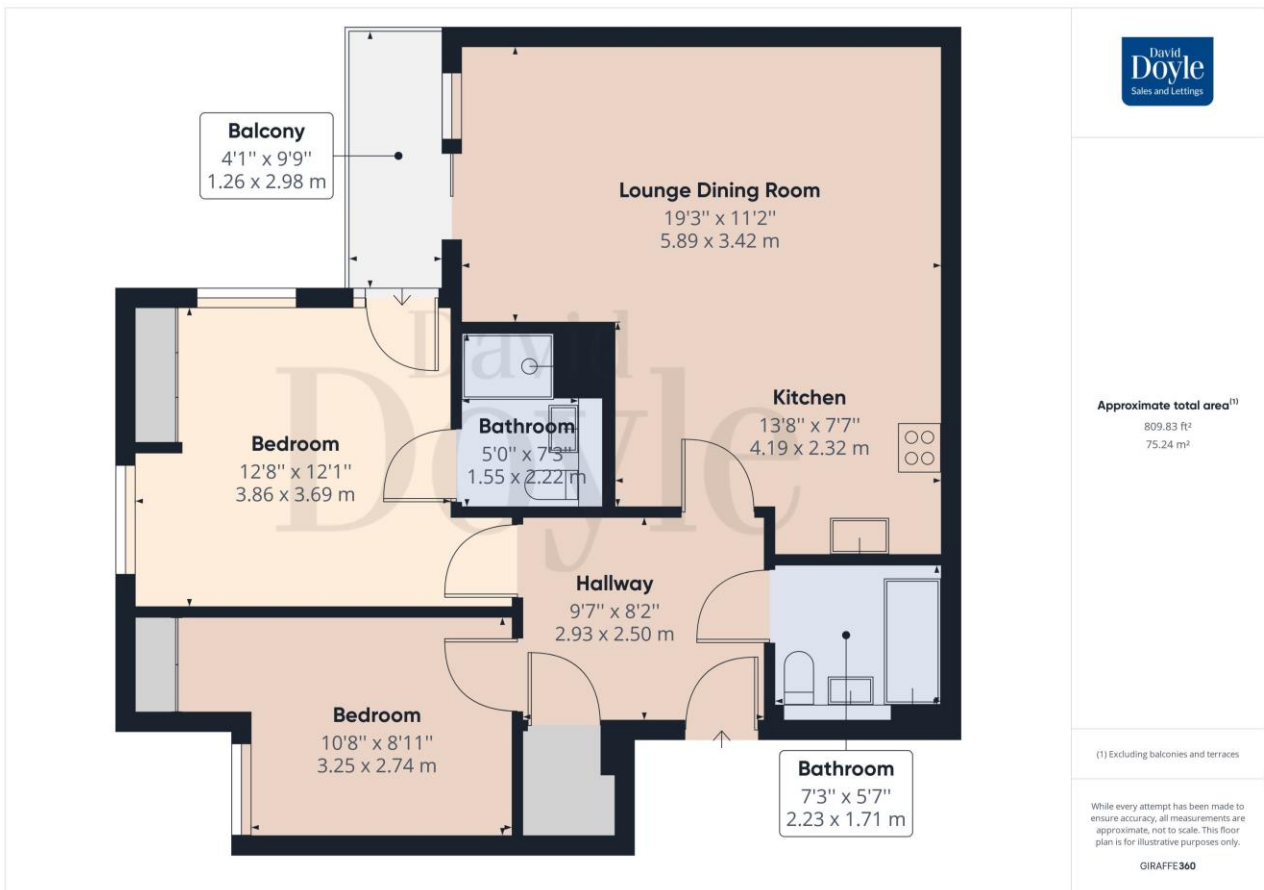
Well kept communal gardens and allocated parking space


Larger than average over 800 Sq Ft

NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>75</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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