

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

David
Doyle
Sales and Lettings

Guide Price £325,000 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

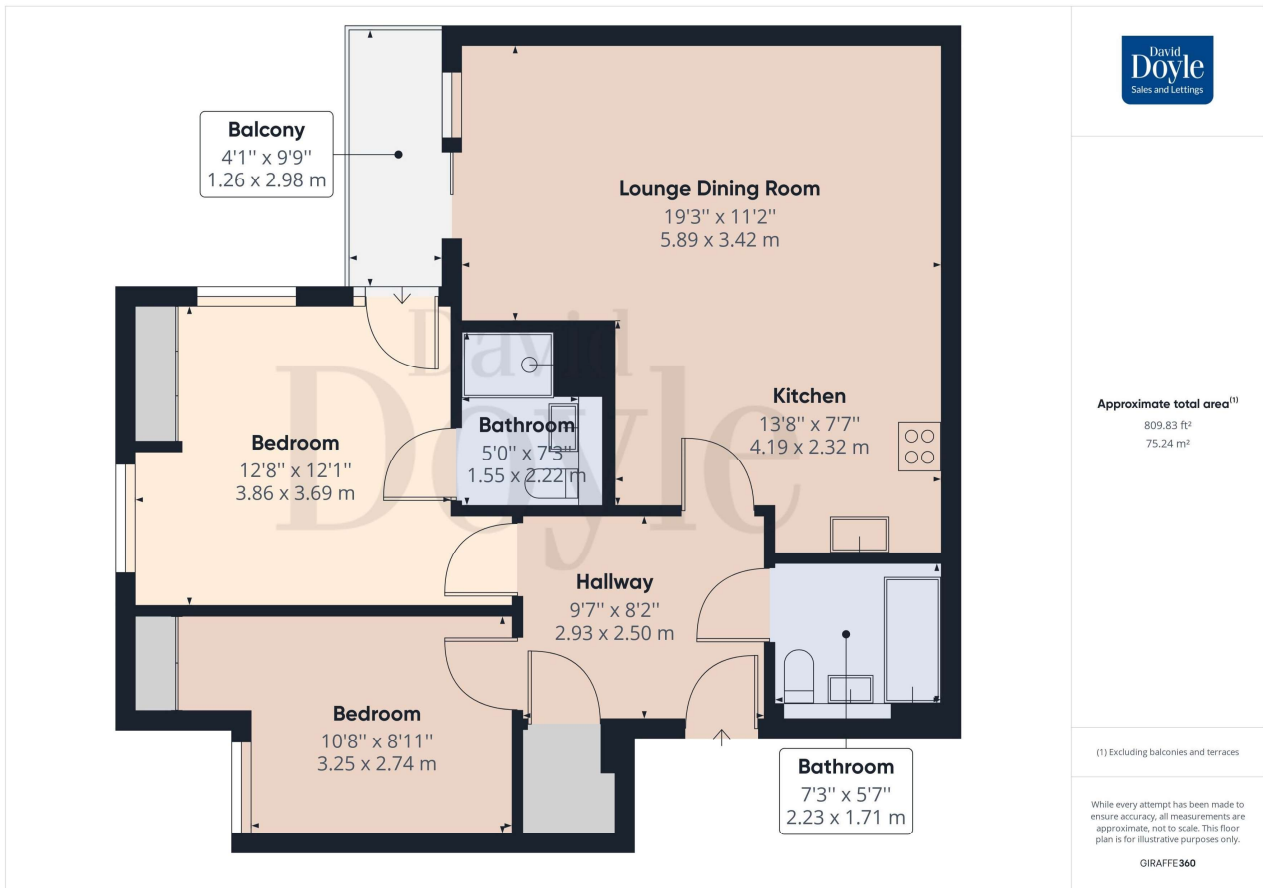
Well kept communal gardens and allocated parking space


Larger than average over 800 Sq Ft

NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold



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





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?	2014
Council Tax Band	Don't know
This year council tax charge	Don't know
Tenure	Leasehold
Remaining Lease Length	It's in the documents somewhere
Ground Rent	£550
Next ground rent review date	2028 I think
Method of review/price increase	Don't know formula
Service charge this year	£2500 approximately
Name of management company	WHR
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	It's a flat. Probably concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No gas
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Don't know
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking Permit parking too in the overflow car park

Please state any costs per annum for parking Not applicable

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 under 11 meters high? Yes

Are you aware of any works required to the block? No

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 the last 5 years? No

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

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

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

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

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.