

5 Blackwell House
Nash Mills Wharf
HP3 9FX

David
Doyle
Sales and Lettings

Guide Price £340,000 Freehold



David Doyle are delighted to offer to the market this stylish two double bedroom 1st floor executive apartment located in the prestigious Nash Mills Wharf development with STUNNING CANAL SIDE VIEWS, a balcony, allocated under cover parking conveniently situated an close to amenities and travel links.

The development is conveniently located close to shops, amenities and Apsley railway station offering easy access in to London Euston. The accommodation is spacious and well planned, comprising an entrance hall with a security entrance phone and doors to a large cupboard with space and plumbing for a washer/dryer, two double bedrooms, the master with an ensuite and a door to the balcony, a large family bathroom fitted with a white suite and a beautiful open plan living area with a fully integrated kitchen & a bay picture window enjoying beautiful views. Offered to the market in good condition and with the benefit of NO UPPER CHAIN, an appointment to view is highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

2 Double Bedroom Executive Apartment
Secure Allocated Parking & Additional Permit Parking

Lift

Spacious & Stylish Accommodation

Open Plan Living

Private Balcony With Far Reaching Views

Schools, Shops & Amenities Nearby

Close To Apsley Mainline Station With Links To London Euston

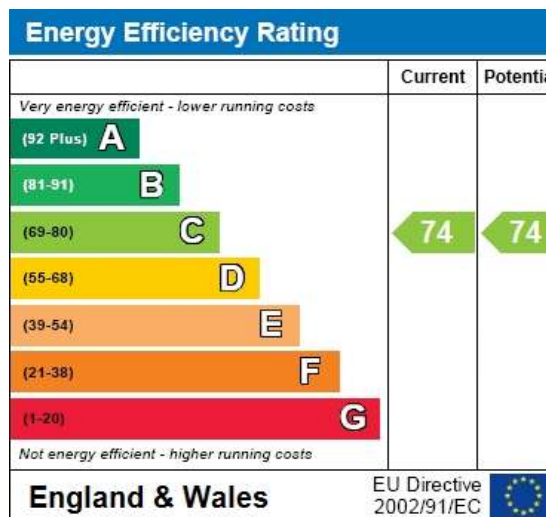
NO UPPER CHAIN

Viewing Advised

Council Tax Band D

Leasehold

Scan here for more details







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

5 Blackwell House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9FX

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?	2015
Council Tax Band	D
This year council tax charge	Approx £1900
Tenure	Leasehold
Remaining Lease Length	114
Ground Rent	592
Next ground rent review date	2028
Method of review/price increase	RPI
Service charge this year	Approx £2000
Name of management company	first port changing in August
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?	Electric
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	Ask tenant
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	None
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

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