

The Embankment
Nash Mills Wharf
HP3 9GH

David
Doyle
Sales and Lettings

Offers in Excess of £300,000 Leasehold



Superbly presented two Bedroom executive apartment located on this modern canal side development conveniently situated for local shops, schools, amenities, and Main Line Station with links to London Euston. Open plan Living Kitchen Dining Room with integrated appliances. Ensuite Shower Room to Master Bedroom. Bathroom. Balcony. Double glazing. Secure under cover allocated parking. Communal gardens.

VIEWING 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.

Superbly Presented 3rd Floor Two Bedroom Executive Apartment

Sought After Canal Side Development

Beautifully Maintained By The Current Owners

Large Balcony With Views Over The Communal Gardens

Secure Under Cover Parking

Panelling To Living Room

Rarely Available Configuration

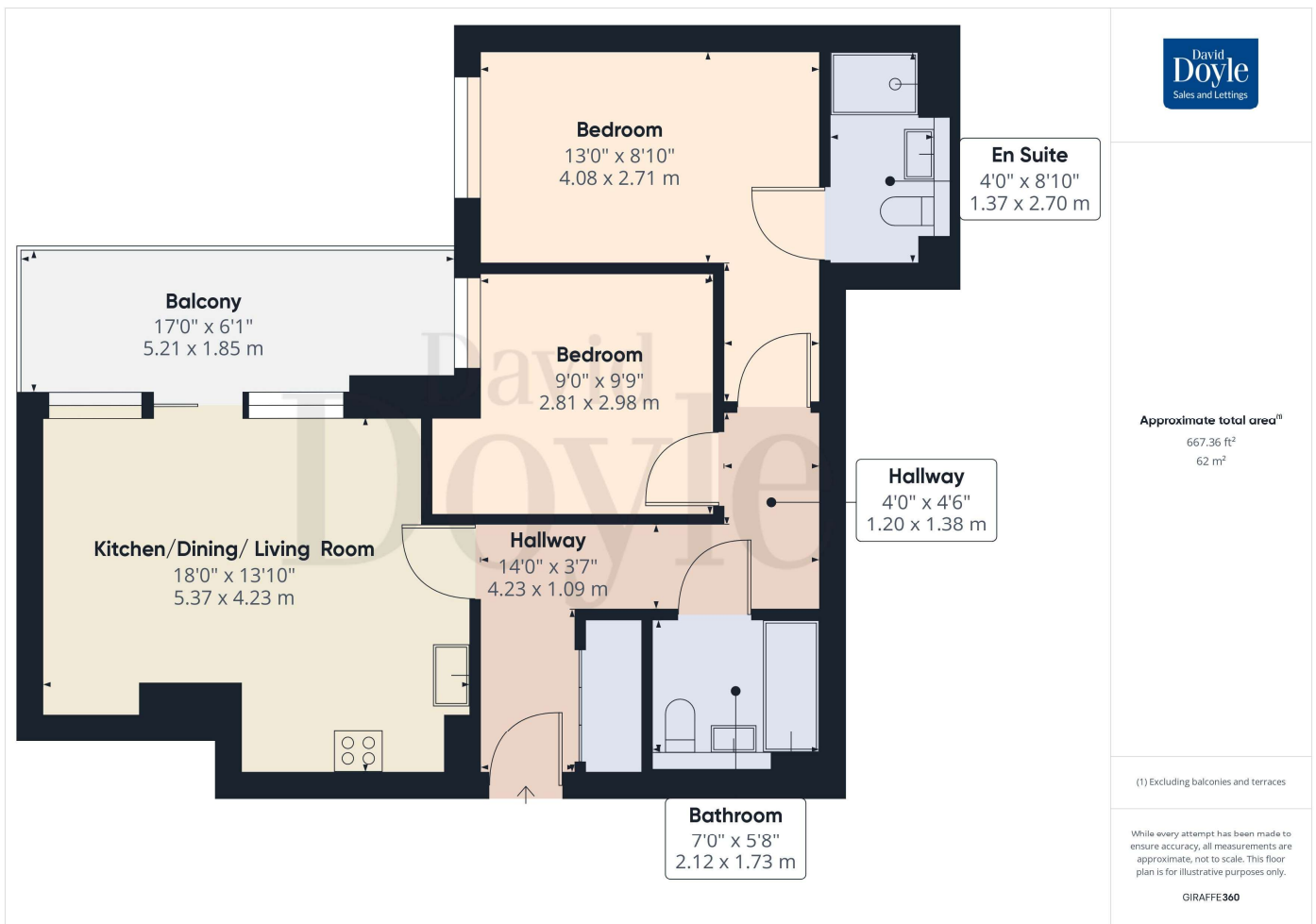
Close To Excellent Amenities & Travel Links

Secure Entry Phone System

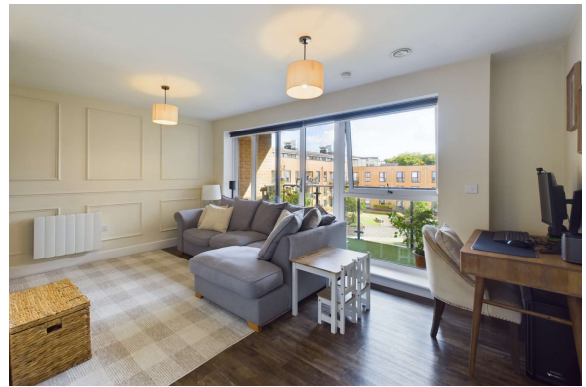
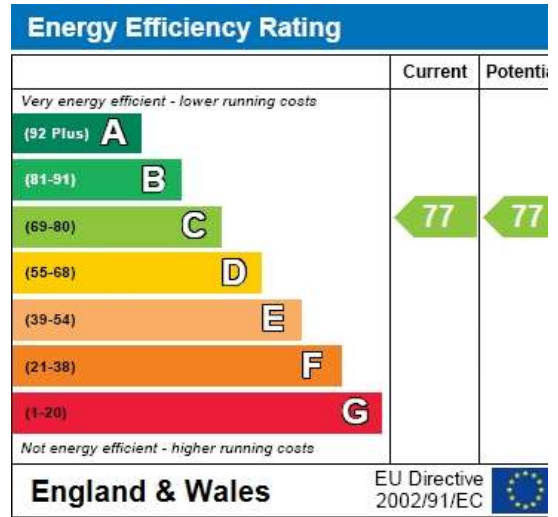
Viewing Advised

Council Tax Band D

Leasehold



Scan here for more details





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

24 Longman House , The Embankment, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GH

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?	2017
Council Tax Band	D
This year council tax charge	£2400
Tenure	Leasehold
Remaining Lease Length	113 years
Ground Rent	£590 p/a
Next ground rent review date	Need to confirm
Method of review/price increase	RPI
Service charge this year	£2500
Name of management company	WHR Property Management
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?	None just electricity
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric radiators
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated 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 under 11 meters high? No

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

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.