21 Mill House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GL



Price £350,000 Leasehold



This spacious 2 double bedroom penthouse apartment is situated on this sought after modern development and is conveniently located for Apsley Lock Marina, Grand Union Canal and Apsley main line station with links to London Euston. The property offers stylish accommodation with corner bi fold doors off the Lounge area opening on to an outside corner balcony. The main living space is a dual aspect open plan Lounge Kitchen Dining room. The Kitchen is fitted to a high standard with integrated appliances. The Master Bedroom benefits form an ensuite Shower Room and a double glazed door opening on to the balcony. The balcony can also be accessed from Bedroom 2. The Entrance Hall offers access to all rooms including the Family Bathroom and a Utility Cupboard with space and plumbing for an automatic washing machine. The property also benefits from allocated parking. Viewing 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.

Stylish 2 double bedroom penthouse apartment located on this sought after modern development

Impressive open plan living with corner bi fold doors that offer access to a corner balcony

Lounge Kitchen Dining Room

Ensuite to the Master Bedroom

Both Bedroom have access to the balcony

Allocated parking

Conveniently located for Apsley Lock Marina, the Grand Union Canal and Apsley main line station

Viewing is a MUST

Call NOW to arrange a viewing

Council Tax Band D

Tenure -Leasehold



Scan here for more details



| | Ci | urrent | Potentia |
|--|----|--------|------------|
| Very energy efficient - lower running costs (92 Plus) A | | | 0 |
| (81-91) | | | |
| (69-80) | | 77 | 7 7 |
| (55-68) D | | | |
| (39-54) | | | |
| (21-38) | 1 | | |
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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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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 | £1644 (I pay £137 a month) |
| Tenure | Leasehold |
| Remaining Lease Length | 114 |
| Ground Rent | £255 half year |
| Next ground rent review date | Jan |
| Method of review/price increase | Not sure |
| Service charge this year | £995 half year |
| 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? | Yes |
| Is your property supplied by mains drainage? | Yes |
| Is your heating gas to radiator heating? | Yes |
| How is your broadband supplied | Fibre |
| What parking facilities does your property have | Allocated Parking |

| Are you aware of any asbestos containing material in the property? | Νο |
|--|-----|
| 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 are? | No |
| Is the property listed? | No |
| Are there any restrictive covenants? | No |
| Are there any rights of way or easements? | No |
| Is your property is 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? | Νο |

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, 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 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 tor abovice jouries or (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.