

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

David
Doyle
Sales and Lettings

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 from 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

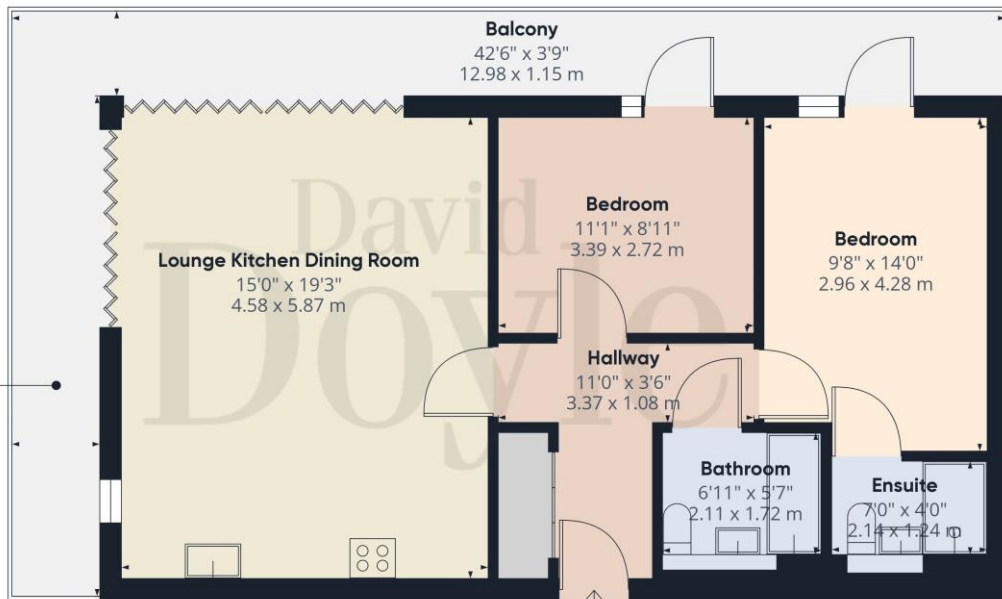
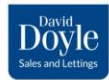
Conveniently located for Apsley Lock Marina, the Grand Union Canal and Apsley main line station

Viewing is a MUST

Call NOW to arrange a viewing

Council Tax Band D

Tenure -Leasehold



Approximate total area^m

710.1 ft²
65.97 m²

Balconies and terraces

246.39 ft²
22.89 m²

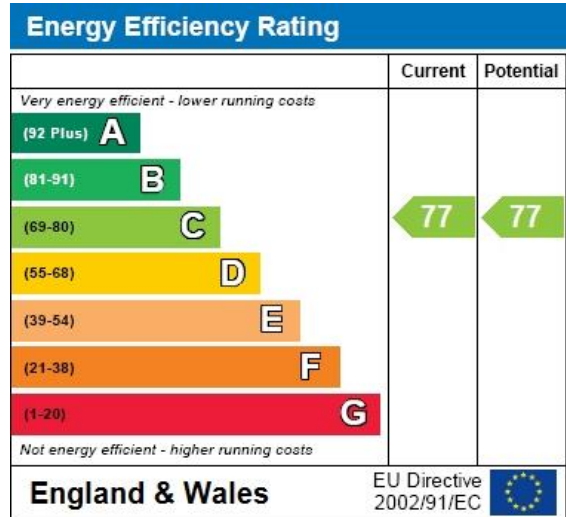
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

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