

27 Dickinson House, The
Embankment, Nash Mills
Wharf, HP3 9DR

Offers Over £285,000 Leasehold

David
Doyle
Sales and Lettings



This well presented 2 double bedroom 3rd floor executive apartment with a balcony, allocated parking and no upper chain is located on this sought after modern development that is conveniently located for The Grand Union Canal, Apsley Lock Marina and Apsley main line station with links to London Euston.

The apartment comprises an open plan lounge kitchen dining room with double glazed patio doors that offer access out to the pleasantly private balcony that enjoys views over the River to the rear of this block. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated square edge work surfaces and a range of integrated appliances.

The two bedrooms both benefit from built in mirror fronted wardrobes while the primary bedroom also features a Juliet balcony and an ensuite shower room. The ensuite shower room is fitted in white with chrome fittings and comprising a shower cubicle, a wall hung wash hand basin, a low level WC with a concealed cistern, tiled walls, shaver point and a heated towel rail.

The apartment is completed with an entrance hall with a video entry phone system, a double width airing cupboard that also houses the washer dryer and a family bathroom. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a mixer tap and shower attachment, a wall hung wash hand basin, a low level WC with a concealed cistern, tiled walls, shaver point and a heated towel rail.

With allocated parking and NO UPPER CHAIN 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.

Well presented 2 double bedroom executive apartment located on this sought after development
Convenient for local amenities, canal side walks, Apsley Lock Marina and Apsley mainline station

Open plan lounge kitchen dining room

Balcony

Both bedrooms with built in mirror fronted wardrobes

Primary bedroom with a Juliet balcony and an ensuite shower room

Family bathroom

Allocated parking

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band D

Tenure -Leasehold



Approximate total area⁽¹⁾

609.77 ft²
56.65 m²

Balconies and terraces

42.3 ft²
3.93 m²

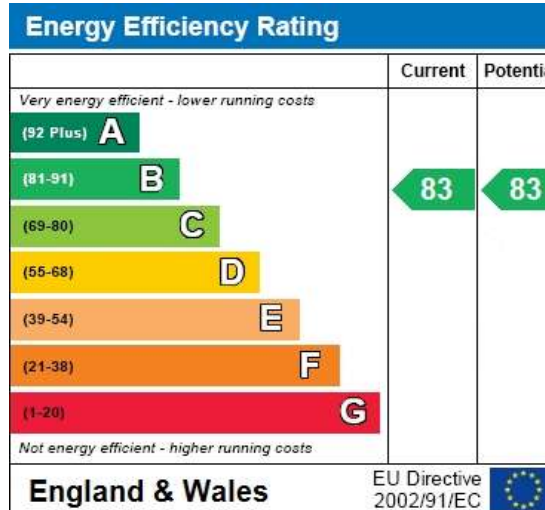
(1) Excluding balconies and terraces

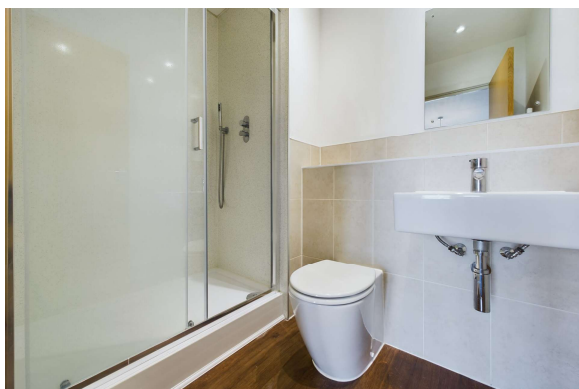
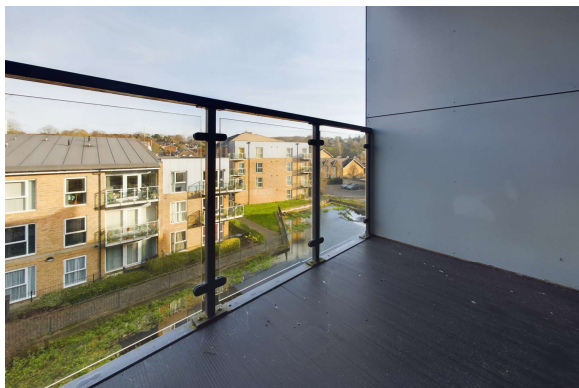
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

27 Dickinson House, The Embankment, Nash Mills Wha, Hemel Hempstead, Hertfordshire, HP3 9DR

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?	2013
Council Tax Band	D
This year council tax charge	£2197.86
Tenure	Leasehold
Remaining Lease Length	125 years from 1 Jan 2013
Ground Rent	£510.60
Next ground rent review date	No idea
Method of review/price increase	No idea
Service charge this year	£2354.02
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	Cable
Do you have a telephone connection?	Landline

What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	None - part of service charge
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

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