

17 Grover House
Nash Mills Wharf
HP3 9GD

David
Doyle
Sales and Lettings

Guide Price £310,000 Leasehold



A 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.

Beautifully Presented Two Double Bedroom Second Floor Apartment

Situated On This Prestigious Nash Mills Development

Balcony Overlooking Peaceful Communal Gardens

Allocated Under Cover Parking

Further Permit For Over Flow Car Park

Open Plan Living Room With Integrated Appliances

Immaculately Presented With Quality Fixtures And Fittings

Close To Amenities, Schools And Station

Secure Communal Entrance And Lift

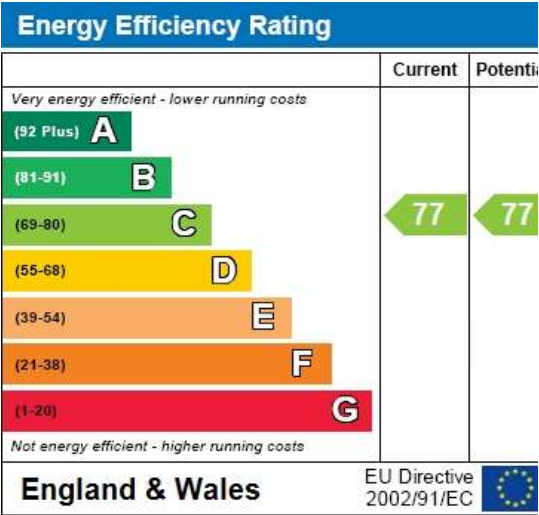
Viewing Essential

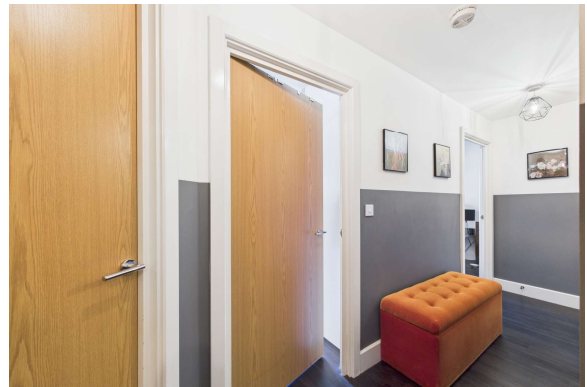
Council Tax Band D

Leasehold



Scan here for more details





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

17 Grover House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GD

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?	2016
Council Tax Band	D
This year council tax charge	2,302.68
Tenure	Leasehold
Remaining Lease Length	114
Ground Rent	£583.54 per year
Next ground rent review date	dont know, will find out
Method of review/price increase	dont know, will find out
Service charge this year	£1944
Name of management company	WHR
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Zinc
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Electric Smart Radiators
How is your broadband supplied	Fibre to the property FTTP

Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking Permit 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?	Yes
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?	Yes
If yes please give details of the adaptations	There is a lift to all floors
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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