

37 Richardson House  
Nash Mills Wharf  
HP3 9GA

David  
**Doyle**  
Sales and Lettings

Price £315,000 Leasehold



An outstanding 2 Bedroom third Floor Executive Apartment, located on this sought after canal side development with Ensuite Shower Room to the Master Bedroom and balcony. Conveniently located for local shops, schools, amenities, Grand Union Canal, Apsley Lock marina and main line station with links to London Euston. Open plan Lounge/Kitchen/Dining Room with integrated appliances. Bathroom. Double glazing. Secure under cover allocated parking.

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.

Executive Apartment

Canal side location

Master bedroom with en-suite shower room

Balcony

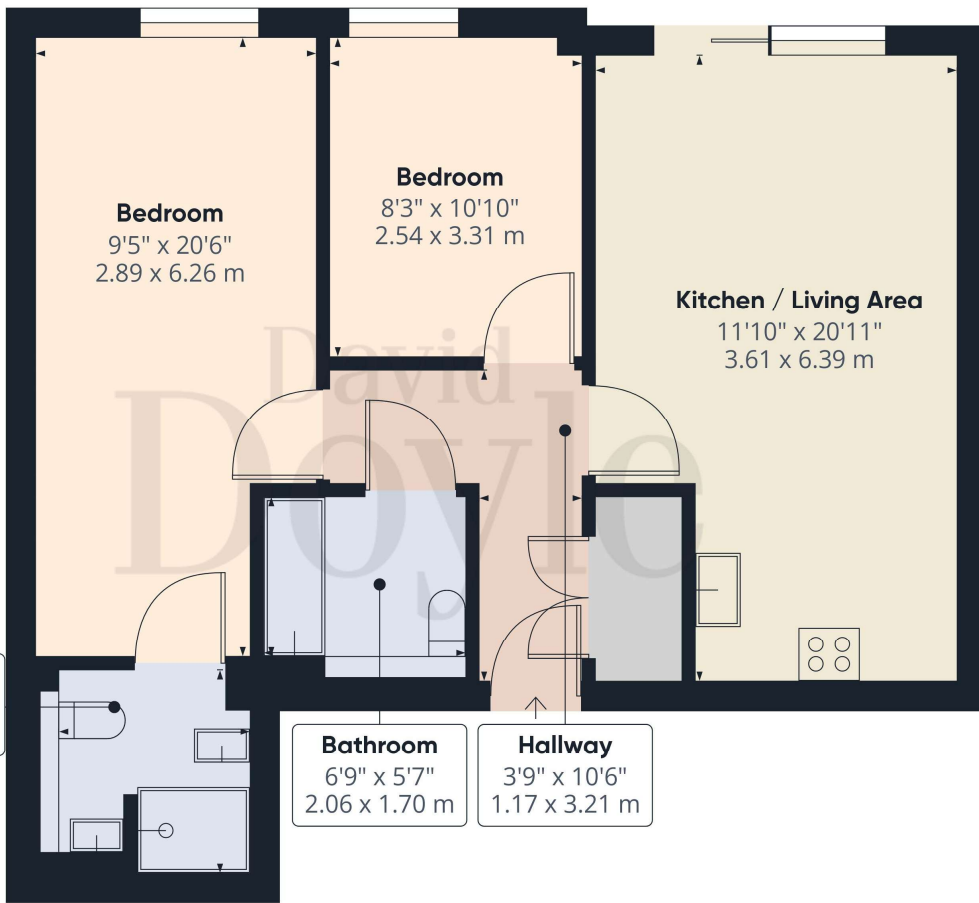
Open plan lounge/dining kitchen

Integrated appliances

Secure undercover allocated parking

Council Tax Band D

Tenure -Leasehold



Approximate total area<sup>®</sup>  
674.7 ft<sup>2</sup>  
62.68 m<sup>2</sup>

(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.

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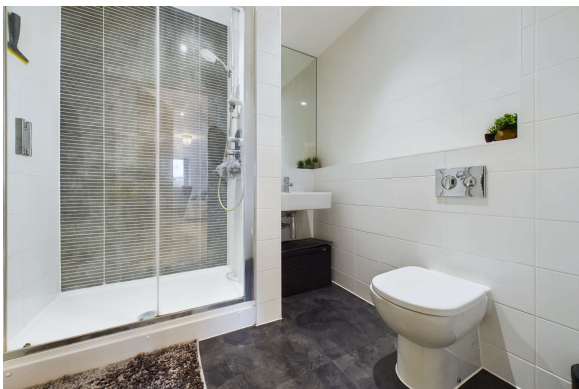
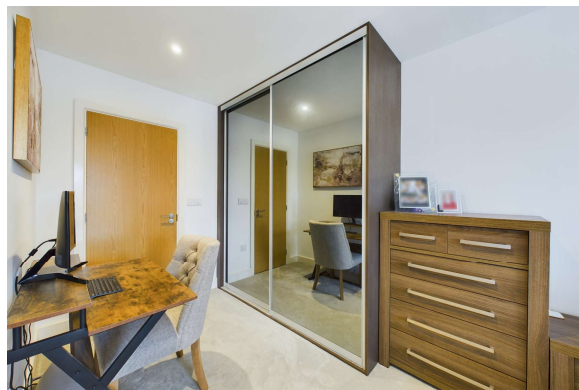
Scan here for more details



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 37 Richardson House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GA

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	£2197.86
Tenure	Leasehold
Remaining Lease Length	114 years
Ground Rent	£562 per annum (50% paid in Jan / 50% paid in Jul)
Next ground rent review date	Jan 2028
Method of review/price increase	RPI
Service charge this year	£2264 (50% paid in Jan / 50% paid in Jul)
Name of management company	FirstPort (likely to change in coming months)
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Sorry, don't know.
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No fast
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No - electric
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	N/A
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?	Yes
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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