

10 Phelps House
Nash Mills Wharf
HP3 9GJ

David
Doyle
Sales and Lettings

Price £250,000 Leasehold



A very well presented presented and pleasantly spacious one double bedroom apartment situated on this exclusive modern canal side development, close to countryside and particularly convenient for Kings Langley and Apsley, both offering excellent amenities and mainline railway stations with excellent access to London Euston The accommodation comprises a spacious entrance hall with a large utility cupboard and doors to a generous double bedroom, contemporary family bathroom arranged with a white suite and and the aspect living/dining room enjoying dual aspect views of the development and incorporating the fully integrated kitchen offering wall and base units and coordinating work surfaces . The property benefits from gas central heating, double glazing, well kept communal grounds,an easily accessible allocated parking space with further visitors parking close at hand and an overflow car park nearby . An internal viewing is strongly advised. NO UPPER CHAIN

‘The Embankment` development is conveniently located for local shops, schools, Long Deans Nature Reserve, the Grand Union Canal and Apsley and Kings langley main line stations with links to London Euston. The canal is a beautiful way to explore the local area and the tow path offers access to Apsley Lock Marina, through to Hemel Hempstead and in the other direction to Kings Langley.

A Very Well Presented Modern Apartment

Situated On This Sought After Canal Side Development

Close To Apsley Mainline Railway Station

Allocated Car Parking Space

Dual Aspect Living/Dining Room With Integrated Kitchen

Generous Double Bedroom

Balcony Enjoying Views Of The Development

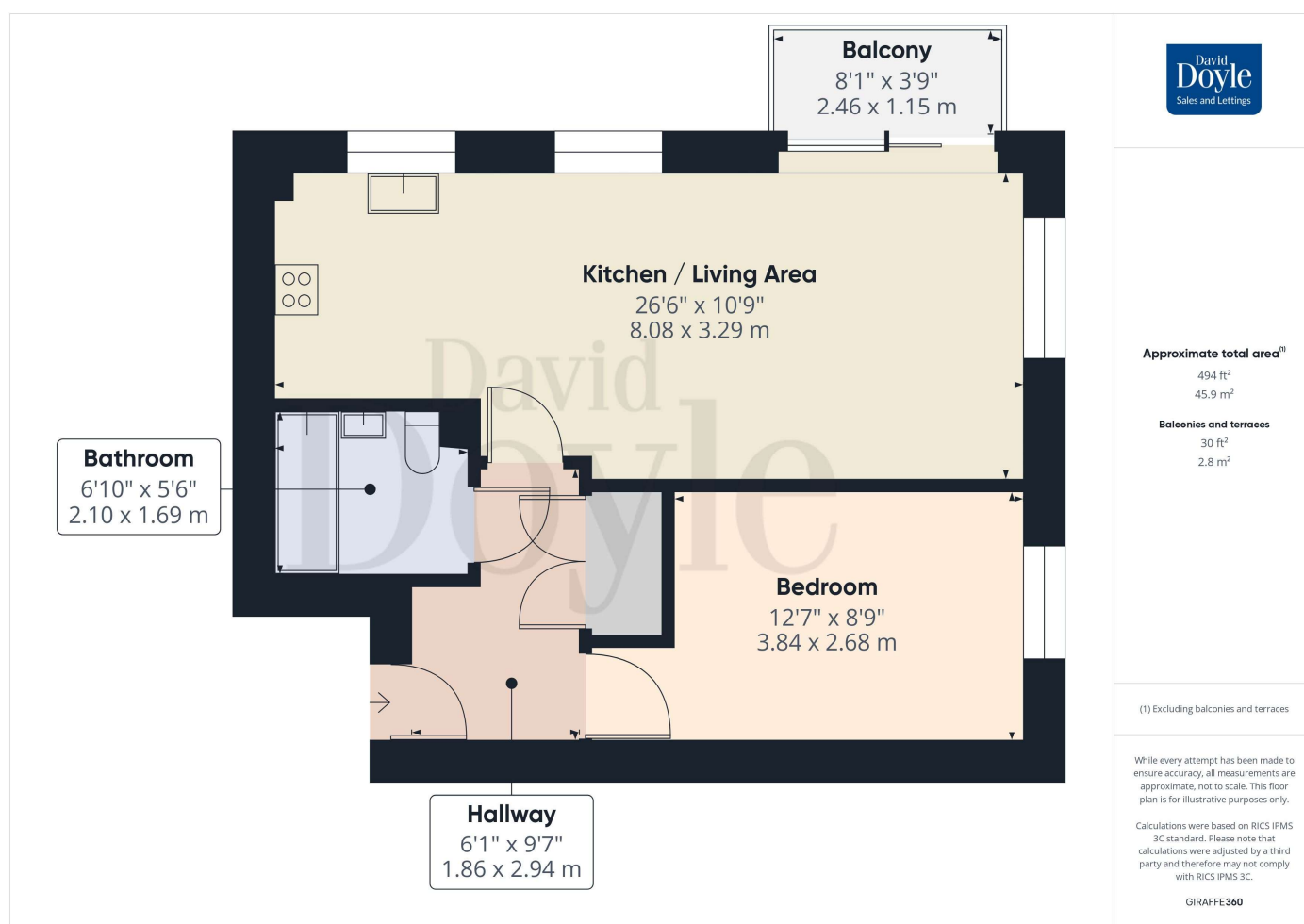
Excellent Amenities Close At Hand

NO UPPER CHAIN

Viewing A Must

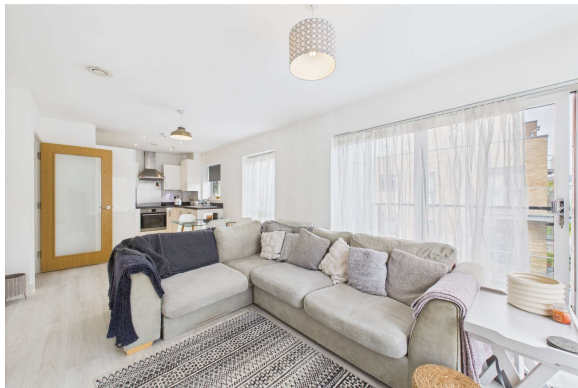
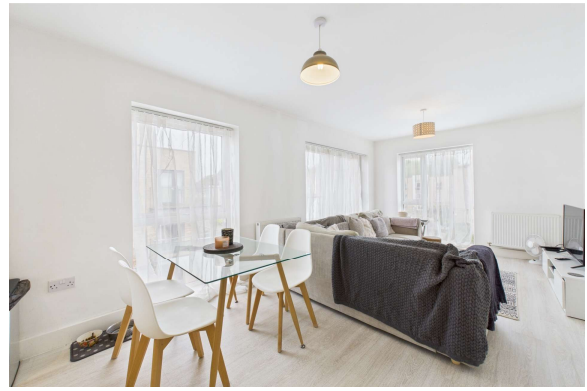
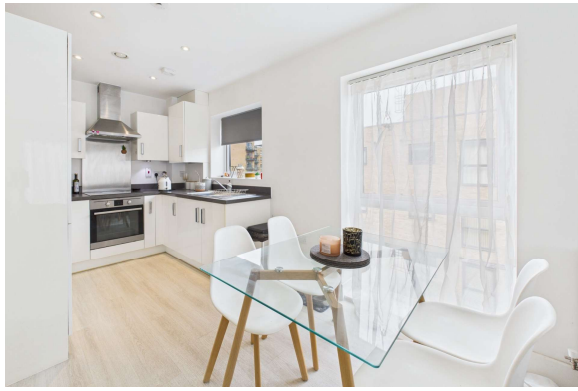
Council Tax Band C

Leasehold



Scan here for more details





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

10 Phelps House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GJ

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? 2014

Council Tax Band	Unknown
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This year council tax charge	Unknown
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Tenure	Leasehold
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Remaining Lease Length	114
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Ground Rent	350
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Next ground rent review date	2034
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Method of review/price increase	Rpi
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Service charge this year	1800
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Name of management company	Whr management
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Concrete frame block
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Roof type	Flat Roof
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Is your property supplied by mains electricity?	Mains Supply
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Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
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
Please state any costs per annum for parking	None
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 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? No

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