



Apsley

GUIDE PRICE

£290,000

Sterling are delighted to have been favoured with the instruction to sell this modern two bedroom apartment in the heart of Nash Mills. Benefiting from an open-plan kitchen/dining/living room, two well proportioned bedrooms, two bathrooms and a private balcony as well as secure underground parking an internal inspection is highly recommended.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



A spacious and beautifully presented two bedroom apartment in a modern block well positioned for local amenities.

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Lease Information
Lease Length: 113 years remaining
Ground Rent: £600 per annum
Service Charge: £1,800 per annum

Agent's Information for Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
 3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

The Apartment
Entering the property via the front door you find yourself in a generous hallway with doors leading to all accommodation as well as useful storage cupboards. The main reception room is a large, light-filled space with plenty of space for sofas and a dining table. The kitchen is fully fitted with a range of base and eye level units with roll-top work services over and integrated appliances to include fridge, freezer, oven, hob and washing machine. The balcony is accessed from the living room and offers a tranquil space overlooking a central courtyard. Both bedrooms are generous doubles with the master benefiting from an en-suite fitted with a white three piece suite comprising WC, wash-hand basin and shower cubicle. The family bathroom completes the accommodation and is also fitted with a white three piece suite comprising WC, wash-hand basin and bath with shower over.

Outside
The development is just over 10 years old and has matured wonderfully. Generous communal spaces and grassed areas contribute to the calming and peaceful atmosphere. A secure underground parking space comes with the apartment with the potential to purchase further permits from the management company. The Grand Union Canal runs through the development offering a myriad of country pursuits. The property is situated within easy walking distance of Apsley station which serves London Euston.

The Location
Nash Mills is so named after the paper mills that used to form the major industry locally. Although the old paper mills have now been replaced by new housing, there are many historical reminders, in particular John Dickinson's main residence, now occupied by Abbots Hill School, and the Apsley Paper Trail. The location is excellent with all amenities close at hand. The canal path gives immediate access to the local Sainsbury supermarket and Apsley Marina; also nearby is the pretty village of Kings Langley, whilst St Albans City and Watford Town centres are both only a short drive away. The countryside is also close at hand via Bunkers Lane, or alternatively there are pleasant walks along the adjacent canal. The Railway Station at Apsley (a short walk away) provides a fast service (30 minutes) to London Euston. Access to the M1 (Junction 8) or the M25 (Junction 20) at Kings Langley are also both accessible within 5 minutes. Heathrow Airport is also easily accessible.

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