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Hemel Hempstead

GUIDE PRICE £220,000



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Hemel

GUIDE PRICE

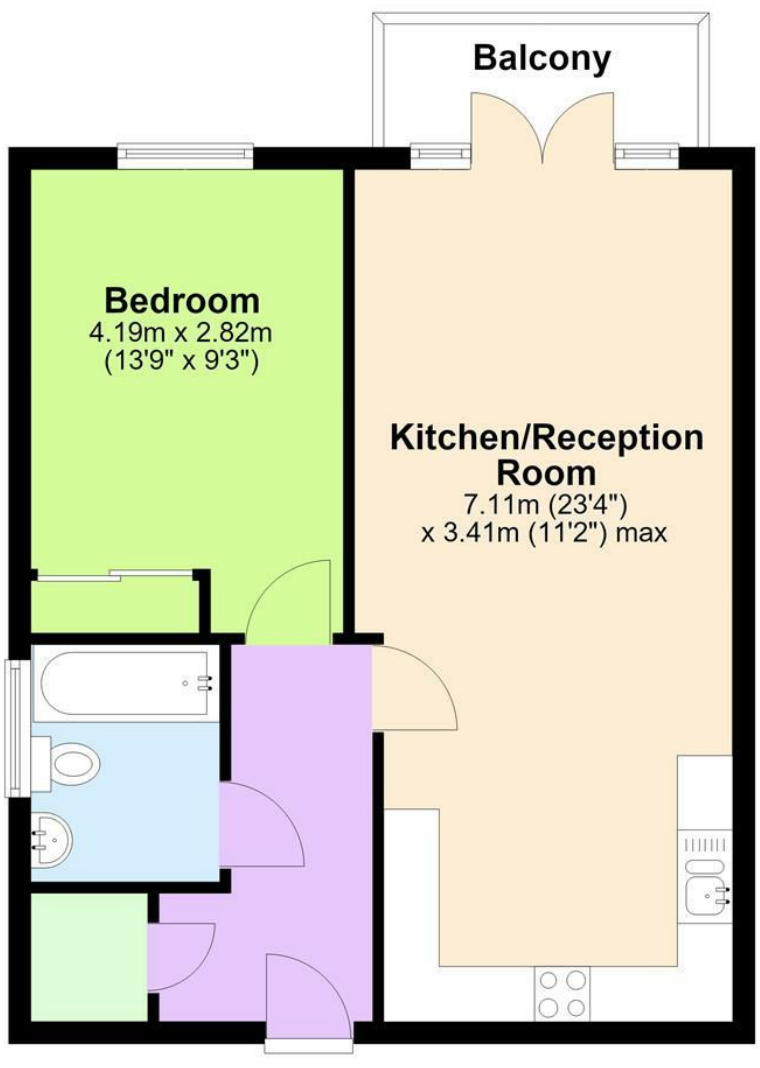
£220,000

This immaculate second-floor apartment in the premier Nash Mills Wharf development offers a seamless purchase with the benefit of no upper chain. Positioned right alongside the Grand Union Canal, the property features a bright living room with a private balcony, a modern kitchen, a double bedroom, and a contemporary bathroom. Complete with allocated parking, double glazing, and gas central heating, this beautiful home is perfect for anyone looking to step straight onto the property ladder, with all furniture included in the sale.

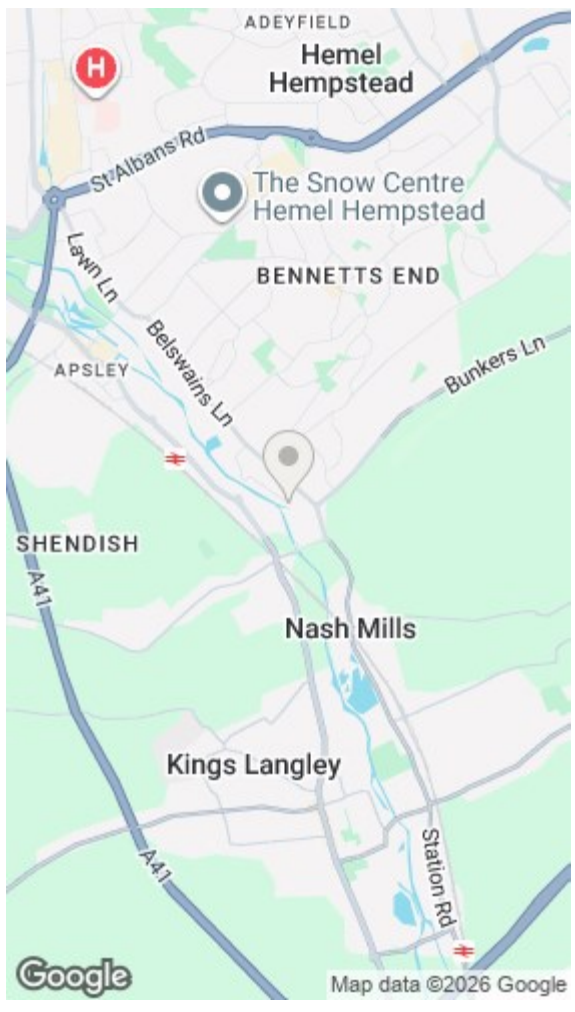


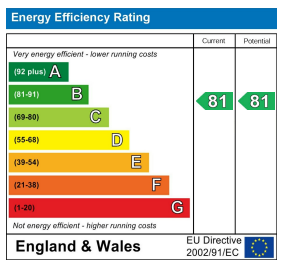
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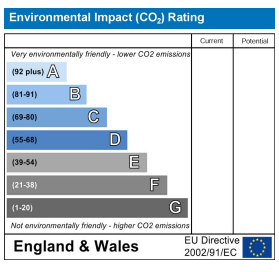
Second Floor



Total area: approx. 48.5 sq. metres (522.0 sq. feet)







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A well presented second floor flat in this purpose built block with allocated parking.





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The accomodation
On entering the apartment from the bright and clean communal area you find yourself in a spacious entrance hall with a large storage cupboard and doors opening to all accommodation. The Living/Dining room is a spacious and bright room with French doors opening to a balcony. The kitchen is fully fitted with a range of base and eye level units with integrated appliances. The bedroom is a well proportioned double with built-in wardrobes. The bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Outside
The property features a private balcony that opens up the main living area. Positioned in a highly regarded waterside location, the development offers peaceful canal-side living while remaining only minutes from the marina's amenities and local transport links.

Lease information
We are advised that the lease information is:
Lease Length: 85 years
Service Charge: £1850 PA
Ground Rent: £250 PA

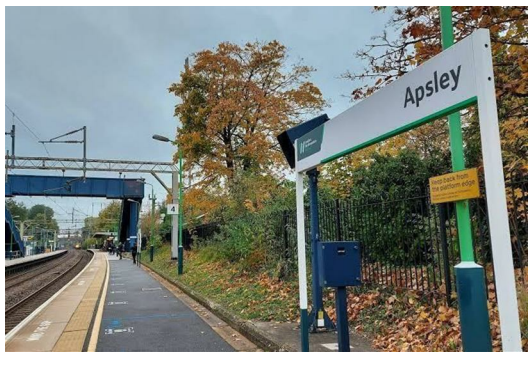
The location
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. Nash Mills is so named after the paper mills that used to form the major industry locally. Although the old paper mills have now been replaced by new housing, there are many historical reminders, in particular John Dickinson's main residence, now occupied by Abbots Hill School, and the Apsley Paper Trail. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices. Housing developments combining the canal side location with the ease of access to Apsley railway station (offering direct access to London Euston) have been very successful.

Agent information for buyers
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