

**28 Blackwell House, The
Embankment, Hemel
Hempstead, HP3 9FX**

David
Doyle
Sales and Lettings

Price £315,000 Leasehold



This 2 bedroom 2 bathroom 3rd floor executive apartment offers spacious and stylish accommodation with a balcony and allocated parking. Located on this modern canal side development you have convenient access to local shops, amenities, Apsley Lock Marina and Apsley mainline station that offers links to London Euston. An outstanding feature of this apartment is the stylish open plan lounge kitchen dining room with patio doors that open on to the balcony that makes the most of the afternoon sun. The property also features two bedrooms with the master bedroom benefiting from an ensuite shower room, while you will also find a further family bathroom. The entrance hall offers access to all rooms and a storage cupboard with space and plumbing for an automatic washing machine. The apartment also benefits from secure undercover allocated parking with lift access and communal bike racks. With the added benefit of communal gardens viewing is highly recommended to fully appreciate what this apartment has to offer.

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.

Spacious and stylish 3rd floor 2 bedroom 2 bathroom executive apartment
Sought after canal side development that is convenient for Apsley main line station

Open plan kitchen dining family room

Balcony overlooking attractive communal gardens

Ensuite shower room to the master bedroom

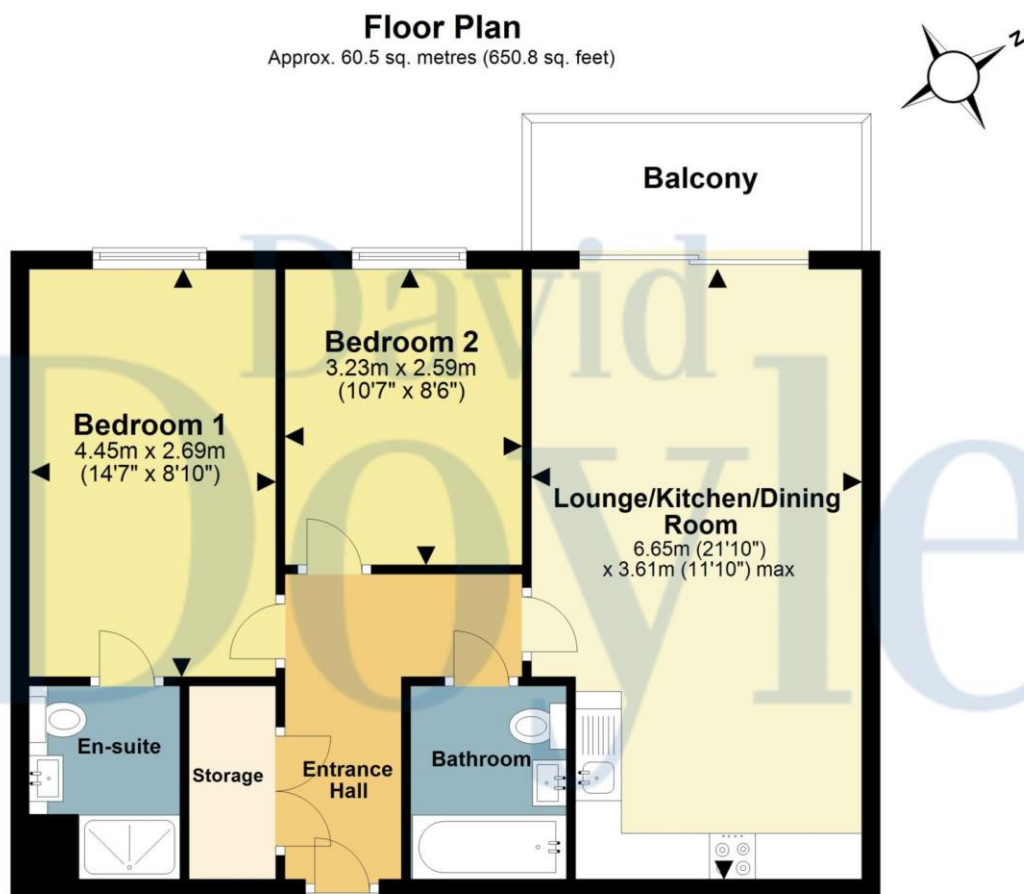
Family bathroom

Secure allocated parking

Viewing highly recommended

Council Tax Band D

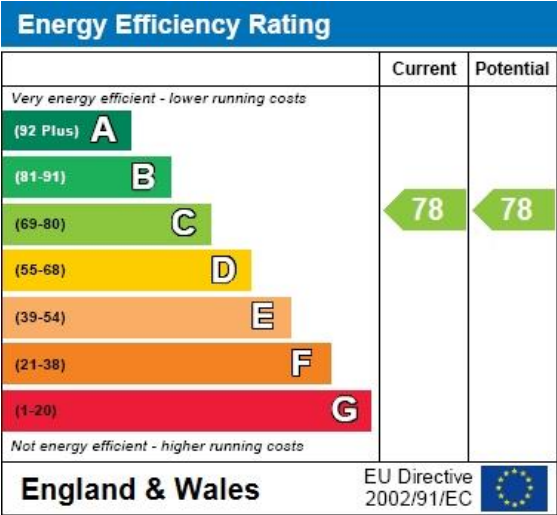
Tenure -Leasehold



Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

Scan here for more details





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

28 Blackwell House, The Embankment, Hemel Hempstead, HP3 9FX

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?	2015
Council Tax Band	D
This year council tax charge	2,100
Tenure	Leasehold
Remaining Lease Length	109
Ground Rent	600.00 per annum
Next ground rent review date	10 years (last reviewed 2023)
Method of review/price increase	RPI
Service charge this year	2,000.00
Name of management company	First Port
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Electric
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	Fibre
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?	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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.