

**19 Richardson House,, Hemel  
Hempstead, Hertfordshire,  
HP3 9GA**

David  
**Doyle**  
Sales and Lettings

**Offers in Excess of £275,000** Leasehold



This spacious and well presented 2 double bedroom apartment with NO UPPER CHAIN is located on this sought after modern canal side development and offer access to both Kings Langley and Hemel Hempstead. The property is conveniently located for local shops, schools, Long Deans Nature Reserve, the Grand Union Canal and Apsley main line station with links to London Euston. The canal is a beautiful way to explore the local area and the towpath offers access to Apsley Lock Marina, through to Hemel Hempstead and in the other direct to Kings Langley. The apartment has one of the larger Lounge Kitchen Dining areas compared to similar apartments and has a balcony for outside entertaining that overlooks a stream and play park. The family bathroom benefits from having both a bath and shower cubicle and is finished to a high standard in white with chrome fittings. The property has allocated parking and benefits from the well kept communal gardens. The property is currently rented out on an AST and would also make a great investment purchase.

**VIEWING IS HIGHLY RECOMMENDED.**

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.

Please note the pictures show where taken before the current tenancy.

Spacious two bedroom apartment

Allocated parking

Balcony

Bathroom with shower and bath


Fitted kitchen with appliances

Open plan lounge dining area

NO UPPER CHAIN

Council Tax Band D

Tenure -Leasehold

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>	77	77
(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	



Approximate net internal area: 625.56 sq ft (57.10 sq m) / 58.12 sq m (62.34 sq m)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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