

26 Richardson House
Nash Mills Wharf
HP3 9GA

David
Doyle
Sales and Lettings

Price £325,000 Leasehold



David Doyle are delighted to offer to the sales market this exceptional two double bedroom second floor executive apartment located on this modern canal side development conveniently situated for local shops, schools, amenities and Main Line Station with links to London Euston. The accommodation is spacious and well presented comprising a generous hallway with a large storage cupboard housing the washing machine and doors to a beautiful open plan living/dining room with patio doors opening to a balcony offering peaceful views of the communal gardens, a fully integrated kitchen, two double bedrooms, the master of excellent size with a dressing area and an ensuite. Also accessed from the hallway is the generous family bathroom. Offered in pristine condition throughout and with the benefits of secure under cover allocated parking and attractive communal grounds, 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.

Two Double Bedrooms

Executive Apartment

Stunning Condition

Well Located For Station & Amenities

Exceptional Master Bedroom Suite

Secure Under Cover Parking

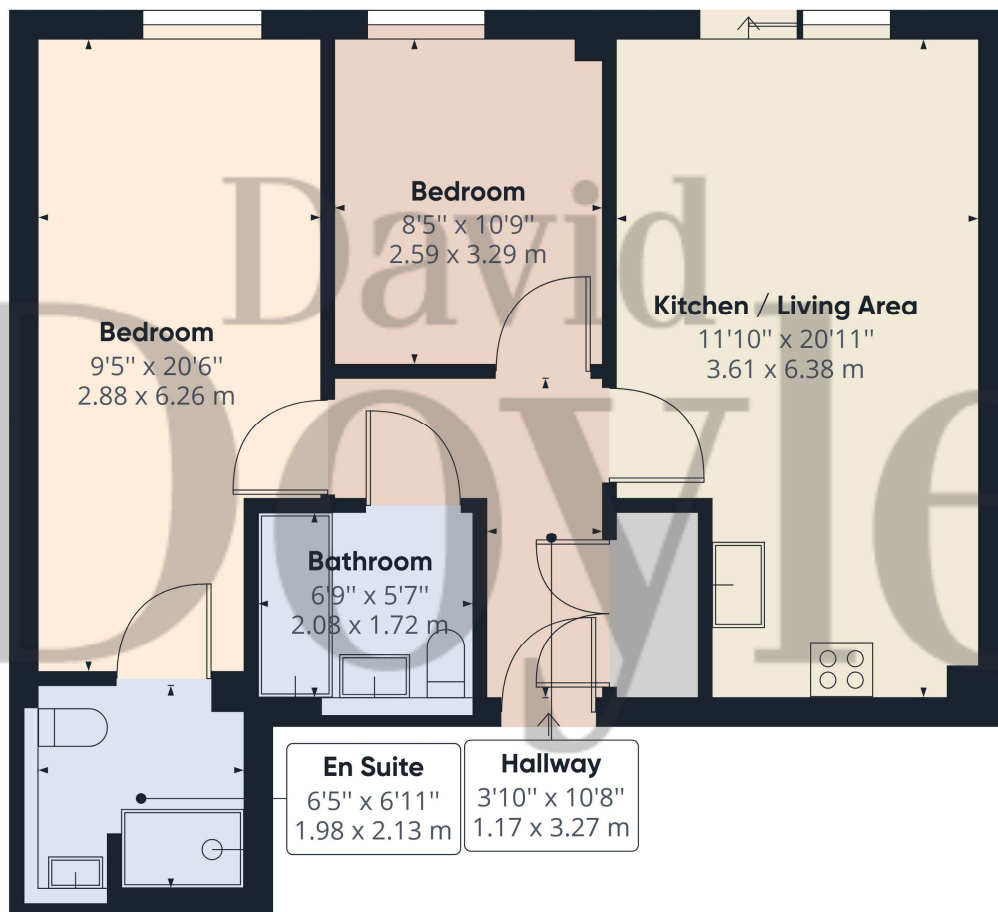
Balcony

Communal Gardens

Viewing advised

Council Tax Band D

Tenure -Leasehold



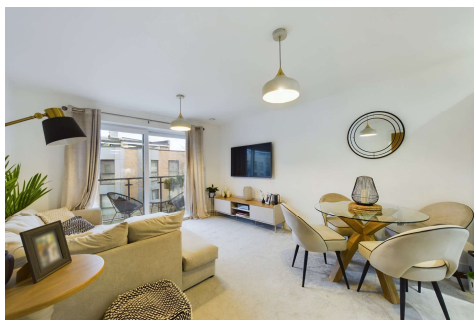
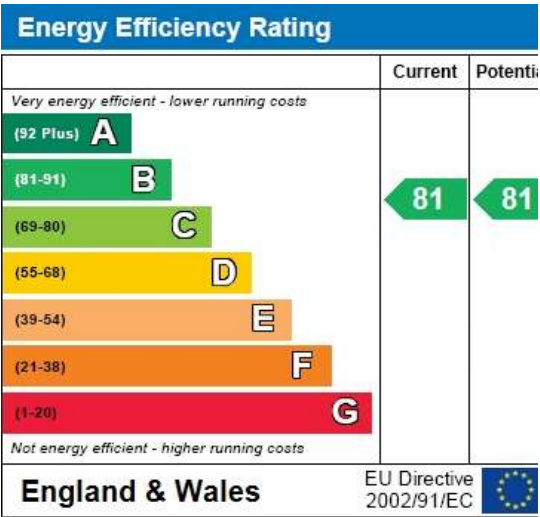
Approximate total area⁽¹⁾
679.16 ft²
63.10 m²

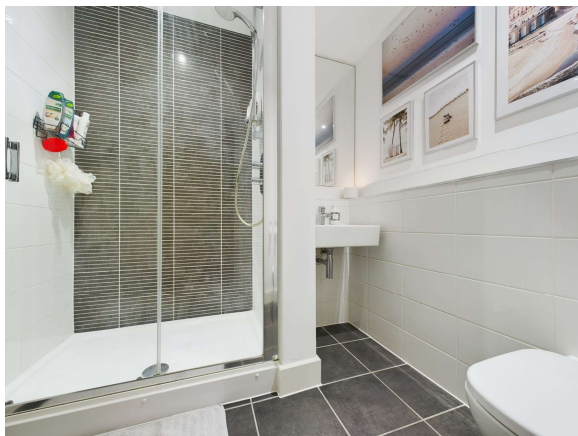
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





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

Material Information 26 Richardson House, Hemel Hempstead, HP3 9GA

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?	2016
Council Tax Band	D
This year council tax charge	2100
Tenure	Leasehold
Service charge this year	2000
Name of management company	First Port
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	0
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 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

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.