

**27 Blackwell House, Nash Mills
Wharf, Hemel Hempstead,
Hertfordshire, HP3 9FX**

**David
Doyle**
Sales and Lettings

£350,000 Leasehold



This 2 bedroom 2 bathroom 3rd floor executive apartment is approx 790 sqft offering spacious and stylish accommodation with a balcony accessed from both the main living area and master bedroom along with secure allocated parking and further permit 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 a generous open plan lounge kitchen dining room that offer a great space for entertaining. 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 has two storage cupboards with one offering space and plumbing for an automatic washing machine. The balcony is a good size and offers access from both the lounge and master bedroom and offers views over the communal gardens. The apartment benefits from secure undercover allocated parking with lift access, a parking permit for the overflow car park and communal bike racks. With the added benefit of communal gardens 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.

2 bedroom executive apartment, approximately 790 sqft

Spacious and stylish accommodation with a balcony

Secure allocated parking and additional permit parking

Open plan lounge kitchen dining room

Master bedroom with ensuite shower room

Additional family bathroom

Balcony offers views over the communal gardens

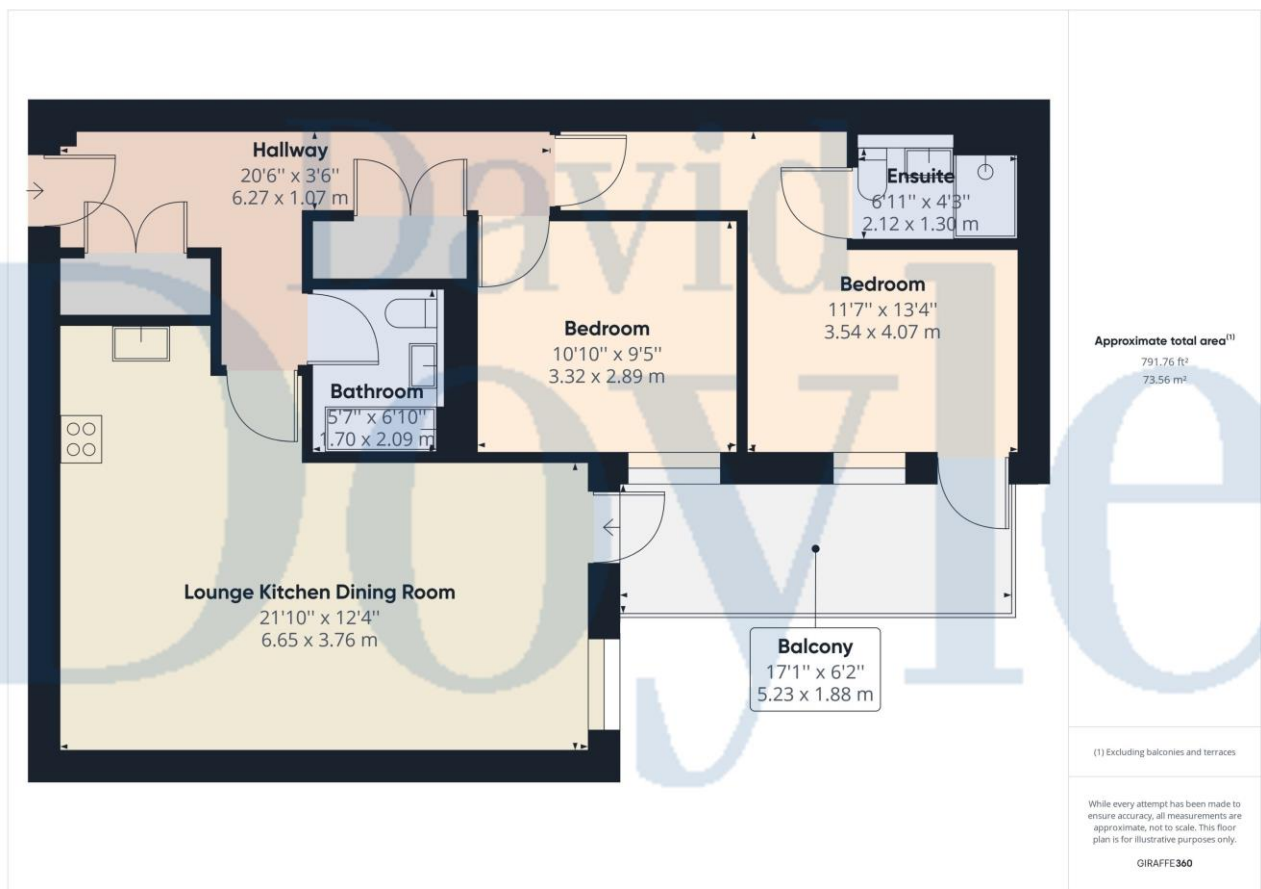
Communal garden

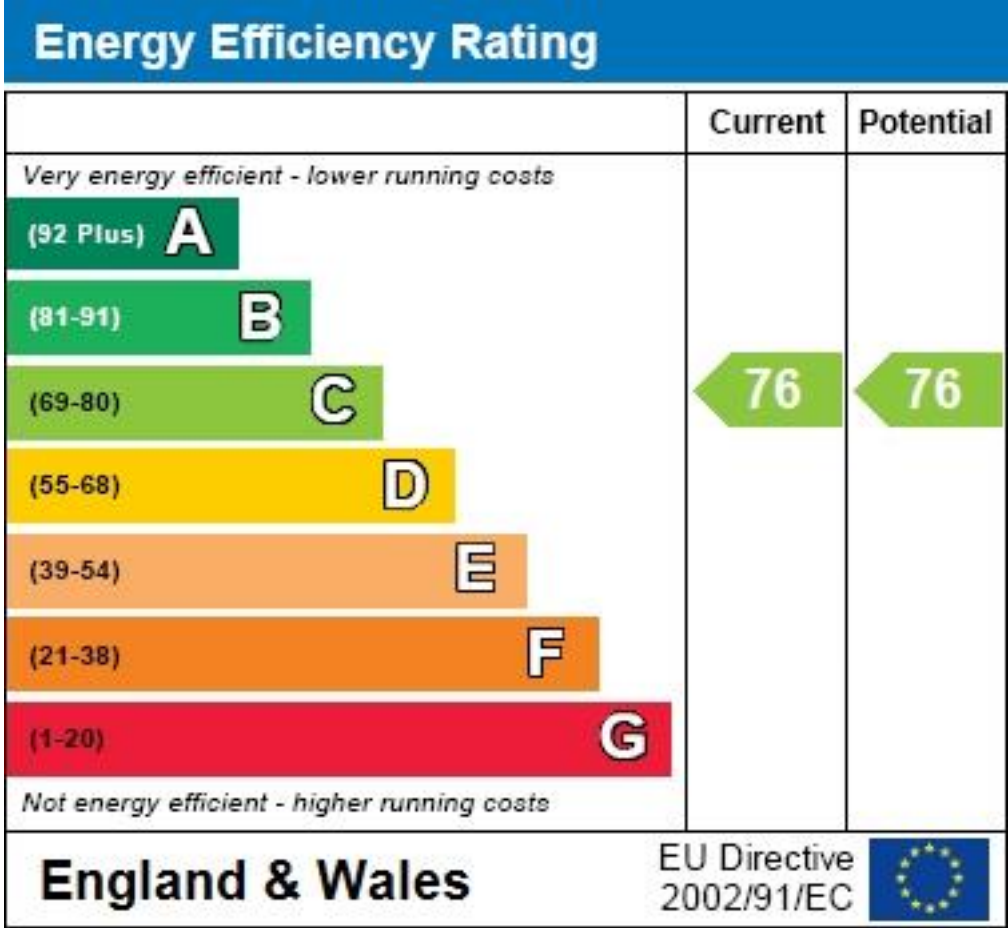
Close to Apsley mainline station with links to London Euston

Viewing is a MUST

Council Tax Band D

Tenure -Leasehold







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

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.