

40 Grover House
Nash Mills Wharf
HP3 9GD

David
Doyle
Sales and Lettings

Offers in Excess of £300,000 Leasehold



Superbly presented two Bedroom 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. Open plan Lounge Kitchen Dining Room with integrated appliances. Ensuite Shower Room to Master Bedroom. Bathroom. Balcony. Double glazing. Secure under cover allocated parking. Communal gardens.

VIEWING 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.

Superbly presented two Bedroom executive apartment.

Modern Canal side development

Open plan Lounge Kitchen Diner

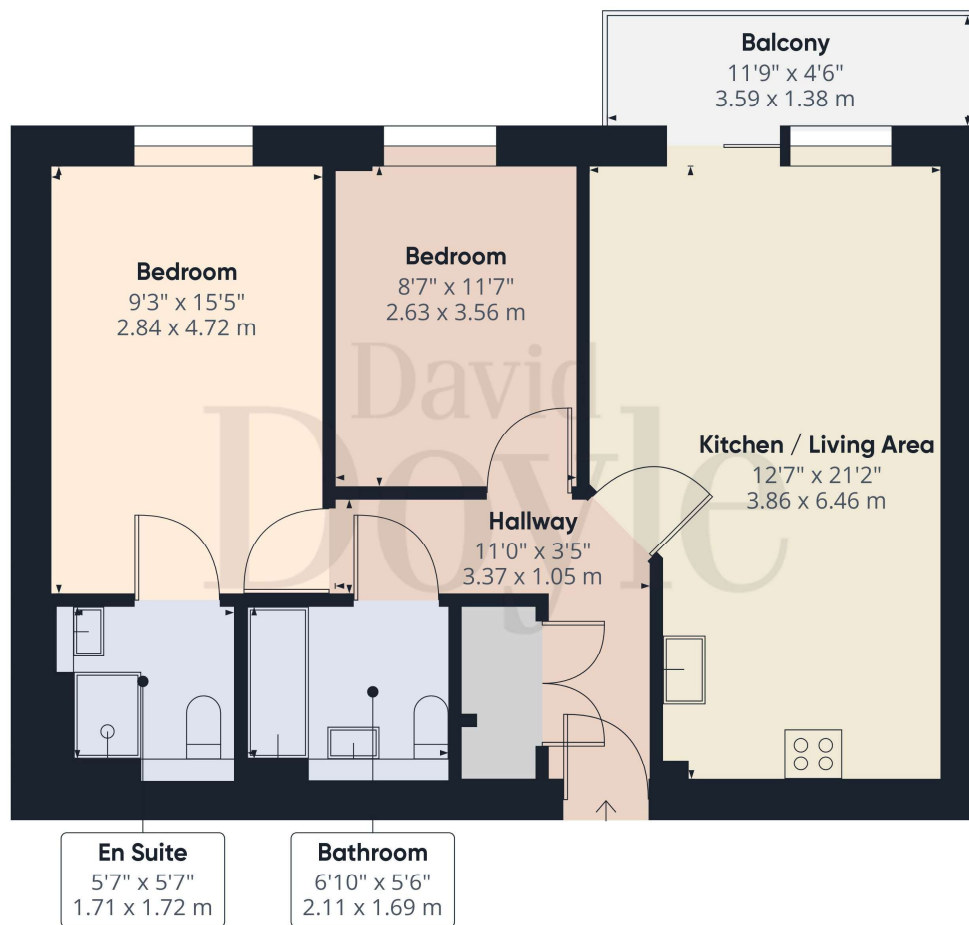
Balcony

Secure under cover allocated parking

Ensuite Shower Room

Council Tax Band D

Tenure -Leasehold



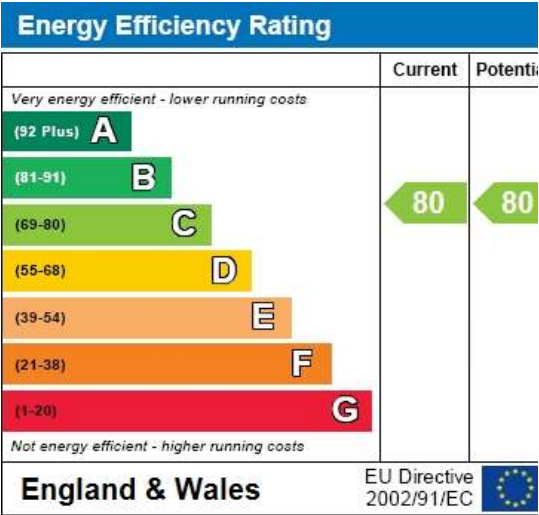
Approximate total area⁽¹⁾
656.87 ft²
61.03 m²

(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

40 Grover House, Nash Mills Wharf, Hemel Hempstead, Hertfordshire, HP3 9GD

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 2197.86

Tenure Leasehold

Remaining Lease Length 119

Ground Rent 580

Next ground rent review date 1st January 2027

Method of review/price increase RPI every five years

Service charge this year 2264

Name of management company Firstport (currently transferring to new supplier via RTM)

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? No

Is your property supplied
by mains drainage?

Yes

Is your heating gas to
radiator heating?

Electric

How is your broadband
supplied

Cable

What parking facilities
does your property have

Allocated Parking
Permit 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?

No

Are you aware of any
works required to the
block?

Yes

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?

Yes

If yes please provide details.

Canal is located 5 metres from the property boundary

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? Yes

If yes please give details of the adaptations Lift

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.