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Hemel Hempstead

GUIDE PRICE £230,000

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Hemel

GUIDE PRICE

£230,000

Situated in the highly sought after Nash Mills wharf development and within walking distance of Apsley train station is this stunning ground-floor apartment. Offered to the market with the benefit of no upper chain, the property is positioned in the corner of the block enabling the main reception room to be dual aspect. This well presented apartment is flooded with natural light with accommodation comprising a main living/dining room which is open-plan to the fully fitted kitchen, a spacious bedroom and a bathroom fitted with a white three-piece suite. Additionally, the property benefits from an allocated 'undercroft' parking space.

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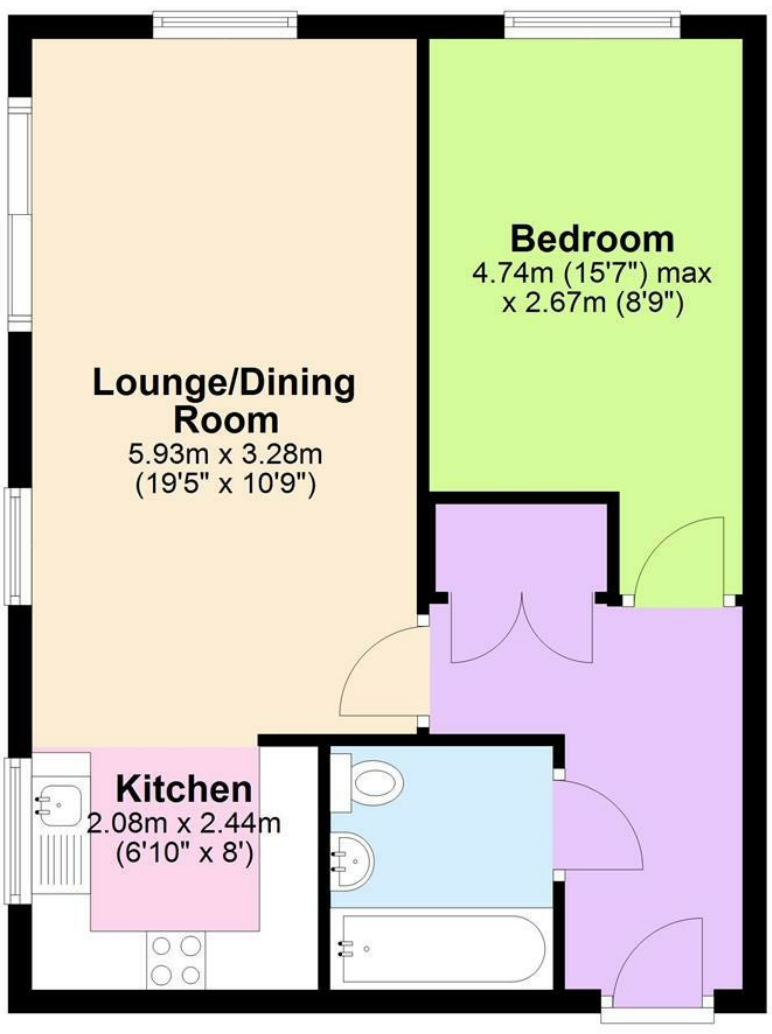
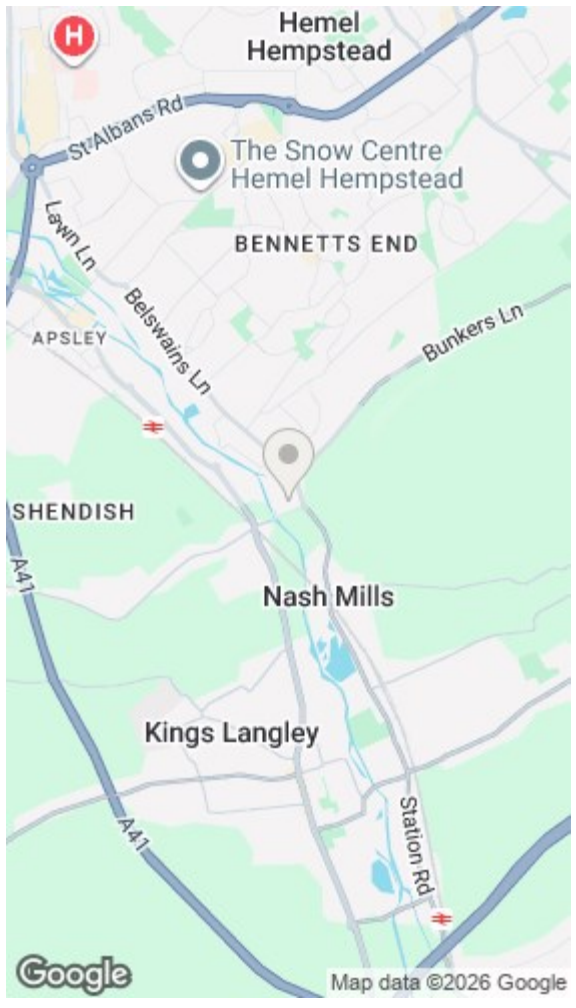
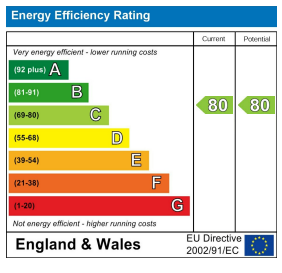
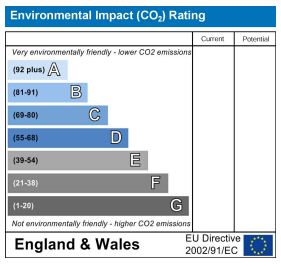


Total area: approx. 49.1 sq. metres (528.0 sq. feet)







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PUB AND
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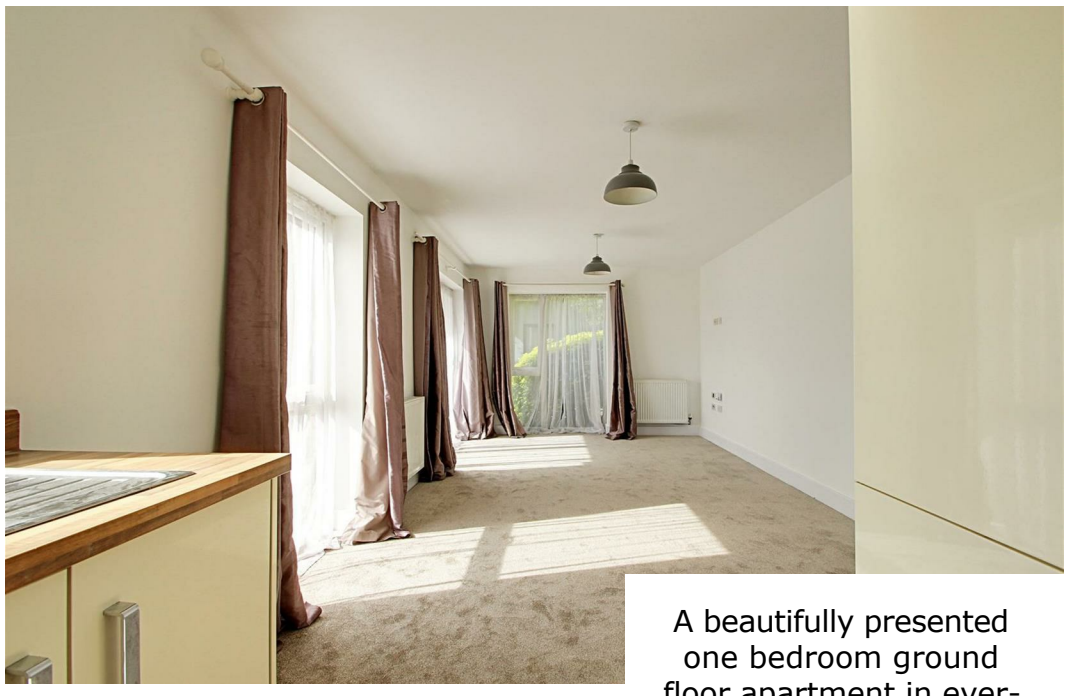

A beautifully presented one bedroom ground floor apartment in ever-popular popular Nash Mills with no upper chain

The Accommodation
On entering the apartment from the bright and clean communal area you find yourself in a spacious entrance hall with a large storage cupboard and doors opening to all accommodation. The Living/Dining room is a spacious and bright dual aspect room with sliding doors opening to the patio area and communal gardens. The kitchen is fully fitted with a range of base and eye level units with integrated appliances. A real feature of this room is the view from the kitchen window over green space. The bedroom is generously proportioned and the bathroom is fitted with a white three piece suite comprising bath with shower over, wash hand basin and low level WC. Additionally the property benefits from an allocated 'undercroft' parking space.

Outside
The property is surrounded by manicured communal gardens and provides access to the Grand Union Canal as well as being within walking distance of the local countryside. The property benefits from a private patio area, ideal for evening drinks or entertaining.

Lease Information
We are advised that the lease information is:
Lease Length: 113 years
Service Charge: £2234 pa
Ground Rent: £314.72 pa

The Location
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. Nash Mills is so named after the paper mills that used to form the major industry locally. Although the old paper mills have now been replaced by new housing, there are many historical reminders, in particular John Dickinson's main residence, now occupied by Abbots Hill School, and the Apsley Paper Trail. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices. Housing developments combining the canal side location with the ease of access to Apsley railway station (offering direct access to London Euston) have been very successful.

Leisure Pursuits Near To Apsley & Nash Mills
When it comes to health and fitness, Hemel Hempstead, only 1 mile from Apsley boasts a wealth of leisure amenities that few towns can rival. The No 1 leisure destination is Jarman Square, to be found next to a Tesco Extra. This has extreme sports facilities, High Ropes, a skate park, as well as a multi-screen/IMAX cinema and family friendly eateries like Prezzo, Hungry Horse and Nandos. Theres also a no-contract gym on the site. Other local sports amenities include Little Hay Golf Complex, where you don't need to be a member to play, and Hemel Hempstead Sports Centre, with squash and tennis courts, indoor and outdoor swimming pools, gym and exercise classes.

Travel Links
The Railway Station at Apsley (a short walk away) provides a fast service (30 minutes) to London Euston. Alternatively Kings Langley station is also within easy striking distance of the property. Access to the M1 (Junction 8) or the M25 (Junction 20) at Kings Langley are also both accessible within 5 minutes. Heathrow Airport is also easily accessible.

Agents Information For Buyers
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