

Connells

Basildon Court Croxley Road
Nash Mills Wharf Hemel Hempstead

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Nash Mills Wharf Hemel Hempstead HP3 9GY

for sale
£300,000







Property Description

TWO DOUBLE BEDROOM, GROUND FLOOR executive apartment situated in a sought-after Nash Mills Wharf location. OFFERED WITH NO UPPER CHAIN. Benefits include ALLOCATED PARKING, high-specification integrated appliances, spacious bedrooms and a delightful terrace with views of the Wharf. The property also has the option of being chain free! Walking distance to local shops, schools, pubs, the Grand Union canal and Apsley Station with services to London Euston. The ideal first time buy! Call now to arrange a viewing!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Entry phone, cupboard and cupboard with boiler

Kitchen/Lounge

Two double glazed windows and door leading to private terrace area, two radiators and TV point. Kitchen features fitted wall and base units with work surfaces to compliment, sink/drainer, integrated oven with gas hob, washing machine, dishwasher and fridge freezer.

Bedroom 1

Double glazed window, radiator and TV point

Bedroom 2

Double glazed window and radiator

Showeroom

Fully tiled, shower cubicle, w/c, wash hand basin and heated towel rail

Terrace

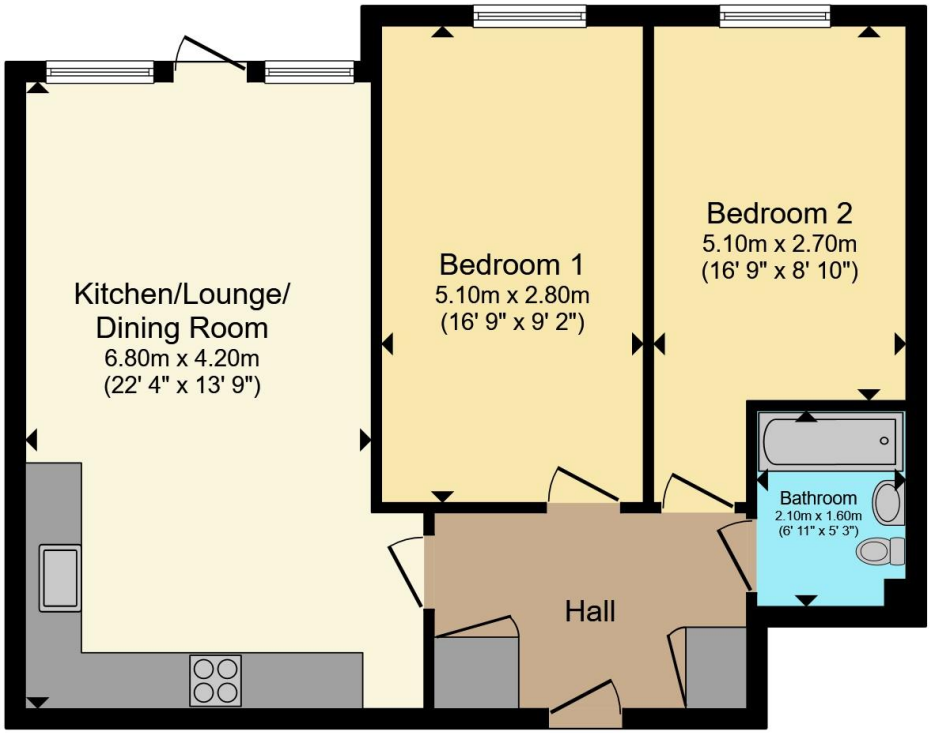
Private terrace with views of the wharf

Parking

One alloacted space











Total floor area 64.5 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B

Council Tax Band: D

Service Charge: 2160.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312800

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.