



The Embankment, Hemel Hempstead, HP3 9GH
£340,000

Sears & Co
estate & letting agents

A BEAUTIFUL two bedroom, two bathroom, second floor apartment situated on exclusive 'Nash Mills Wharf' with panoramic WATERSIDE views. Accommodation includes an entrance hallway, open plan living space with access to an IMPRESSIVE CURVED BALCONY, fitted kitchen with integrated appliances, two well proportioned bedrooms with the principal bedroom benefiting from a EN SUITE bathroom and a MODERN family shower room. This property also has the added benefit of an allocated parking space. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Wooden Front Door

Entrance Hallway

Access to all rooms. Wood effect kardean flooring. Wall mounted intercom system. Storage cupboard with plumbed in washing machine. Storage cupboard with water cylinder. Electric radiator.

Living/ Kitchen/ Dining Room

Six full length double glazed windows. Wood effect kardean flooring. Recessed down lighting. Electric radiator. Two double glazed doors with access to balcony. Kitchen area fitted with a range of eye and base level units. Integrated 'AEG' oven and electric hob with extractor over. Integrated fridge and freezer. Integrated slim line dishwasher. Stainless steel sink with mixer tap.

Principal Bedroom

Full length double glazed window. Electric radiator. Double glazed door providing access to the balcony. Access to the en suite.

En Suite Bathroom

Fitted with a three piece suite to include a bath with shower attachment over, wall mounted wash hand basin and low

level w/c. Heated towel rail. Tile effect vinyl flooring. Partially tiled walls. Recessed down lighting. Shaver point.

Bedroom Two

Full length double glazed window. Fitted wardrobes with mirrored doors. Electric Radiator.

Family Bathroom

Fitted with a three piece suite to include a shower cubicle, wall mounted wash hand basin and low level w/c. Heated towel rail. Partially tiled walls. Kardean flooring. Recessed down lighting. Heated towel rail. Shaver point.

Externally

The property further benefits from a curved 'walk out balcony', lift access and an allocated parking space in a gated underground car park.

Lease & Service Charge Information

The owners have advised that the property has approximately 115 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £400 per year and service charges in the region of £875 every 6 months. This information should be verified with a solicitor prior to any exchange of contracts.

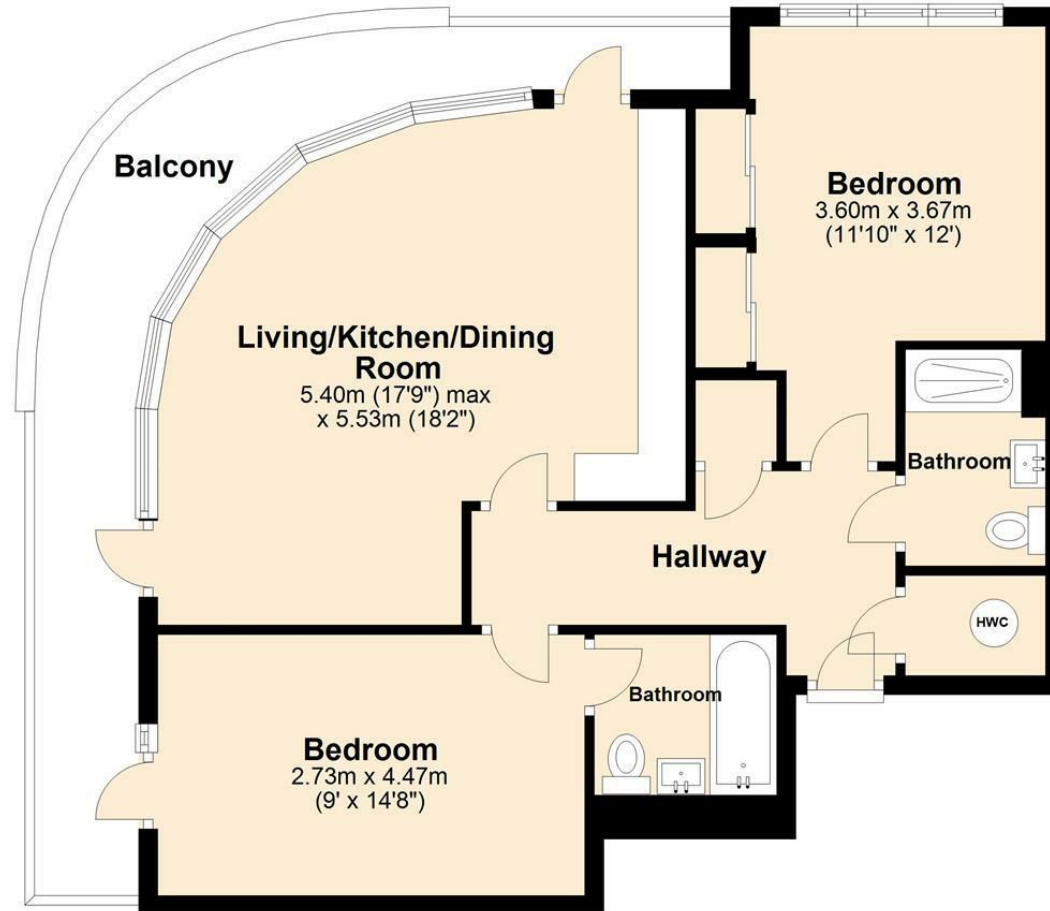


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Floor Plan

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

