

# HARRY CHARLES

Property Specialists



The Embankment, Hemel Hempstead, HP3 9DH

Price £320,000



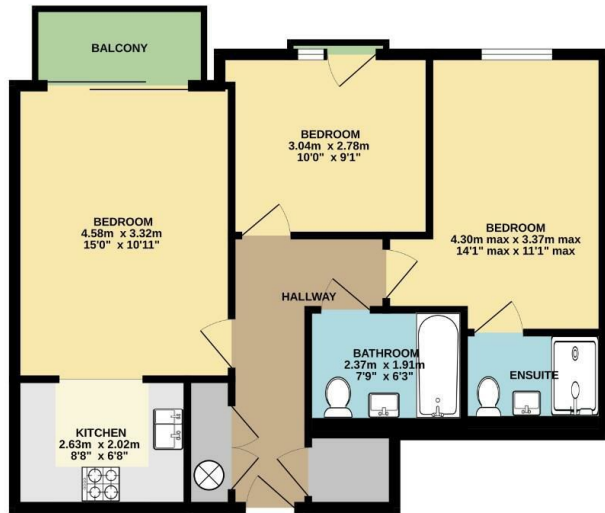
\*\* WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT WITH BALCONY FACING THE CANAL - EN-SUITE SHOWER TO MASTER BEDROOM - OPEN PLAN LOUNGE/KITCHEN - FURTHER DOUBLE BEDROOM - FAMILY BATHROOM - UTILITY CUPBOARD - UNDERCROFT PARKING FOR 1 VEHICLE - VISITORS PARKING IN ADDITIONAL OVERFLOW CAR PARK - VIEWS OVER CANAL & LOCK - COUNCIL TAX BAND D - 116 YEARS REMAIN ON LEASE - NO UPPER CHAIN \*\* We are delighted to offer for sale this executive two bedroom second floor apartment situated in this highly regarded location overlooking the canal on The Embankment at Nash Mills Wharf. The apartment benefits from a security intercom entrance system, has a lift in the block and has an allocated under-croft parking space and there are visitors parking spaces in an overflow car park. The property is offered with no upper chain and in order to avoid disappointment please contact us without delay to arrange an early appointment to view.

- 2 Double Bedroom Executive
- Overlooking The Canal Apartment
- Balcony
- Open Plan Lounge/Kitchen
- En-Suite Shower Room To Master bedroom
- Family Bathroom
- Council Tax Band D
- Undercroft Parking for 1 Car
- Serviced By A Lift
- No Upper Chain



# Floor Plan

SECOND FLOOR  
60.3 sq.m. (649 sq.ft.) approx.

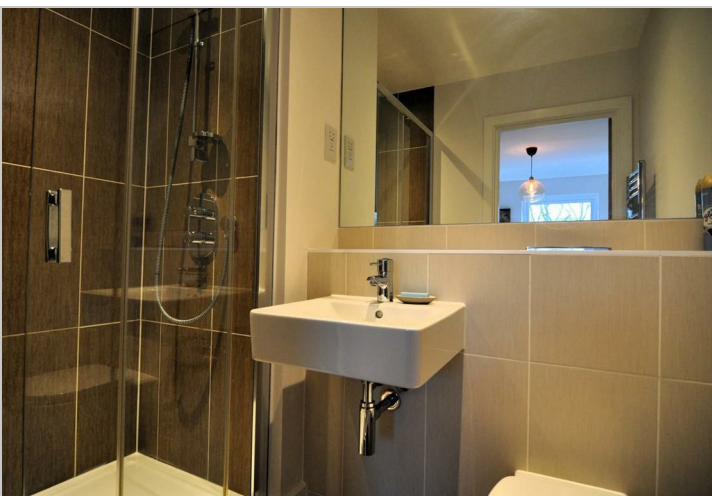
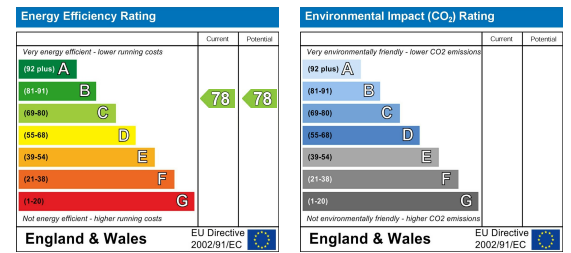


HARRISON HOUSE  
TOTAL FLOOR AREA: 60.3 sq.m. (649 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, dimensions, measurements, of areas, volumes, costs and any other data are approximate and the responsibility is placed on the purchaser or prospective purchaser. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is to be given as to their availability or efficiency can be given.  
Made with Homestyler (2024)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.