



## 4 Longman House The Embankment Nash Mills Wharf, Hemel Hempstead, HP3 9GH

Built to a high specification Mulburries are proud to present this luxury, canal side, two double bedroom, two bathroom apartment offering 824 sq ft of living space with outside space providing unrivalled views of the Grand Union Canal and its surroundings.

Located on the Nash Mill Lock, Longman House is set within a development of luxury new build apartments and houses.

The recently renovated apartment, situated on the ground floor, provides generous open plan living space, two double bedrooms, two bathrooms and secure allocated parking.

As you enter you are greeted by a spacious welcome hall with the master bedroom to your left. The master bedroom, with contemporary en-suite enjoys views through floor to ceiling double glazed windows. To the other end of the hallway is your family bathroom and second bedroom. The property also benefits from a spacious open plan kitchen/living area with sliding doors onto an outside patio area perfect for al-fresco dining in

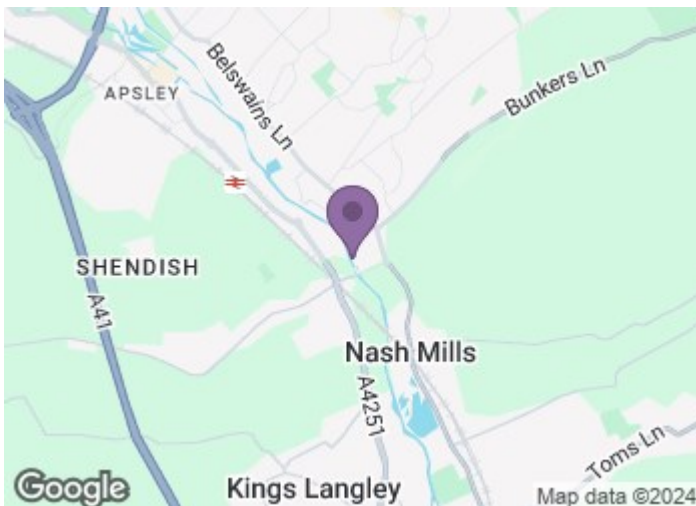
Guide price £340,000

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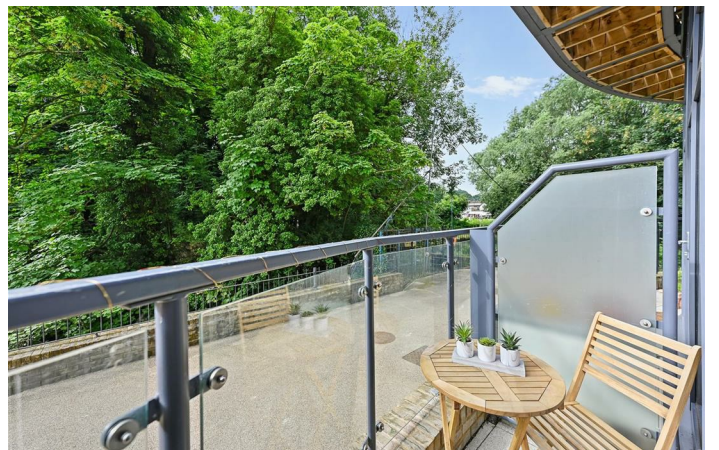
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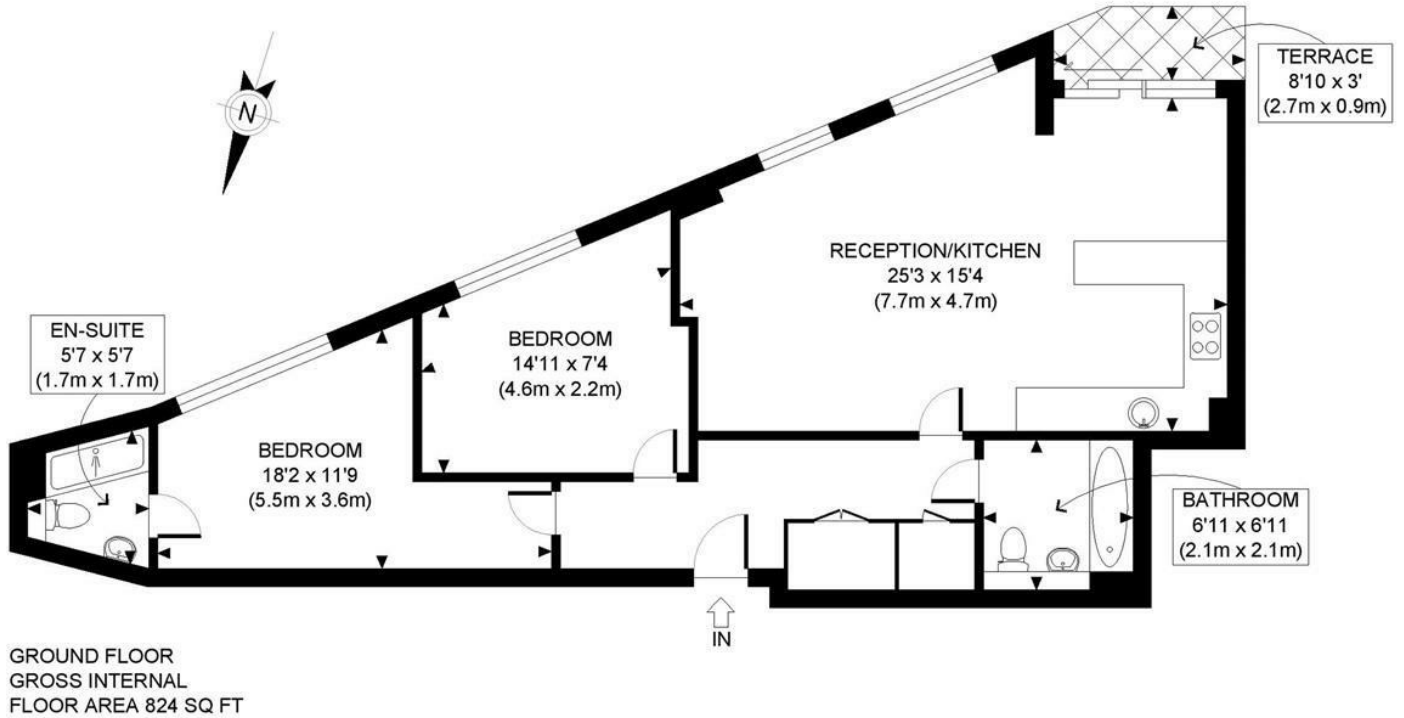
- Modern high spec apartment
- Large open plan living room
- Family bathroom
- Appoximalty 0.5 miles to Apsley Train station
- Terrace area with canal views
- Fitted kitchen with breakfast bar
- En-suite bathroom
- Two bedrooms
- Storage space
- Secure allocated parking



[Directions](#)



# Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA: 824 SQ FT/ 77 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			