

Mulburries

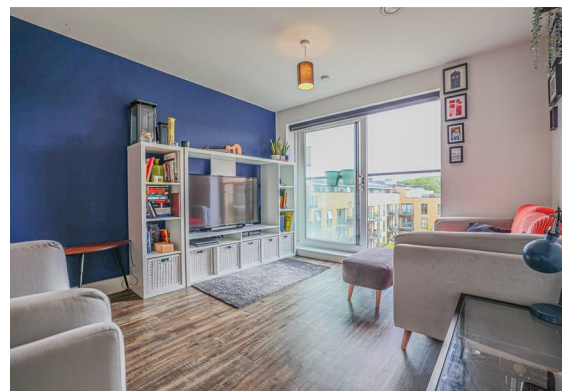
The Embankment Nash Mills Wharf, Hemel Hempstead, HP3 9GH

Guide price £275,000



## The Embankment, Nash Mills Wharf, Hemel Hempstead, HP2 0GU

- Fourth Floor Flat
- Entryphone System
- Lift Access
- Juliet Balcony
- 0.4m From Station
- Secure Underground Parking
- Two Bathrooms
- Over Flow Car Park & Bike Store
- Council Tax Band - D



Situated within the sought after Nash Mills Wharf development, Mulburries are happy to welcome this fourth floor two double bedroom apartment onto the market.

Accessible via lift, the apartment covers in excess of 600 square feet internally, has immaculate interiors and overlooks the well maintained

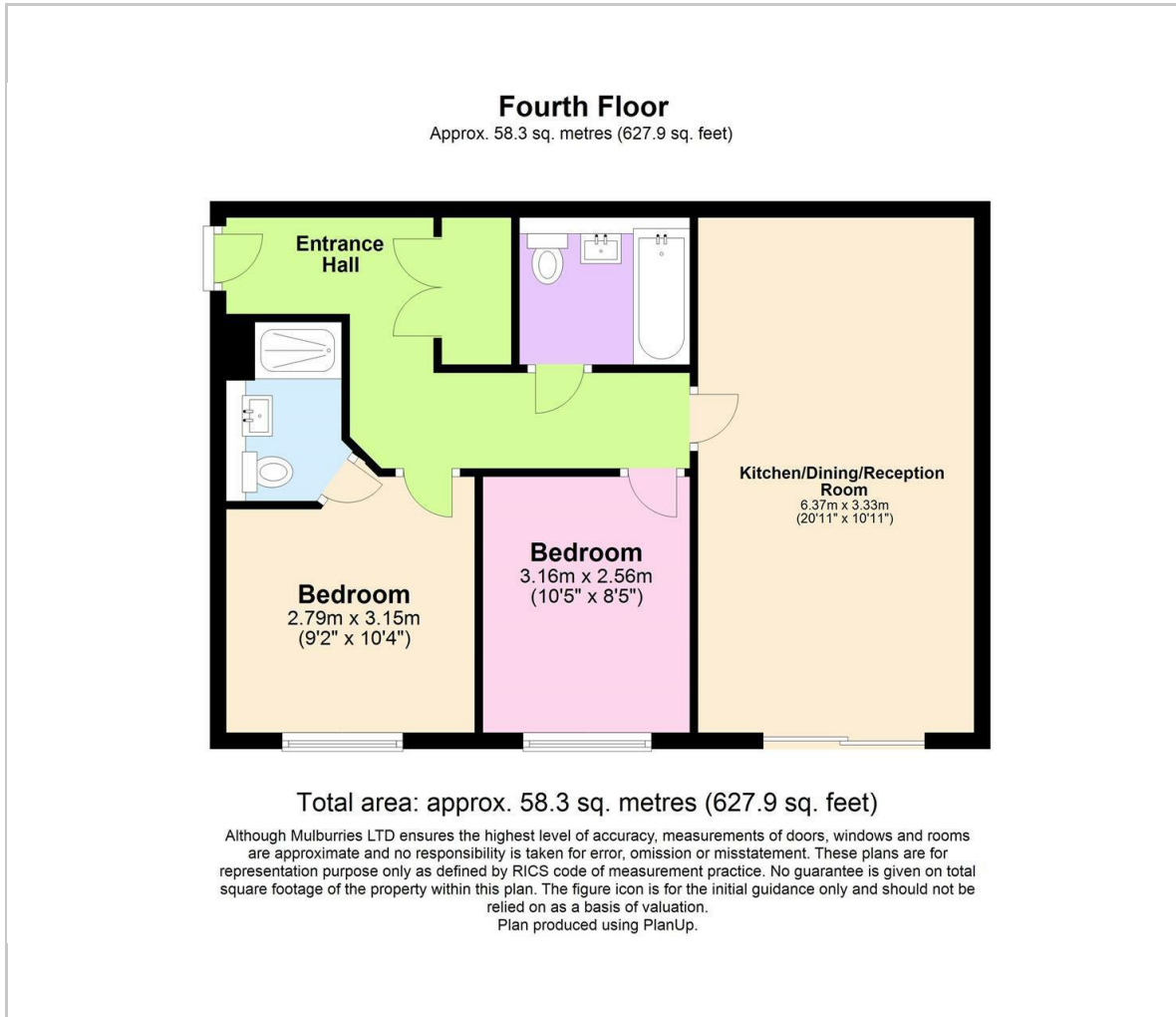


communal gardens within the development. The sought after development, which come with a secure underground parking space and has access to an overflow carpark is perfectly located for transport into London, just .4 miles along the Gran Union canal to Apsley station and en route to the station you pass Apsley Marina with its array of pubs restaurants and amenities.

Comprising of entrance hallway, storage cupboard, principal bedroom with en suite shower room, second double bedroom, family bathroom with tub and open planned kitchen/living dining room with access to the above mentioned terrace.

Lease Remaining 110 years  
Service Charge. £2000 per annum  
Ground Rent £400 per annum

## Floor Plan



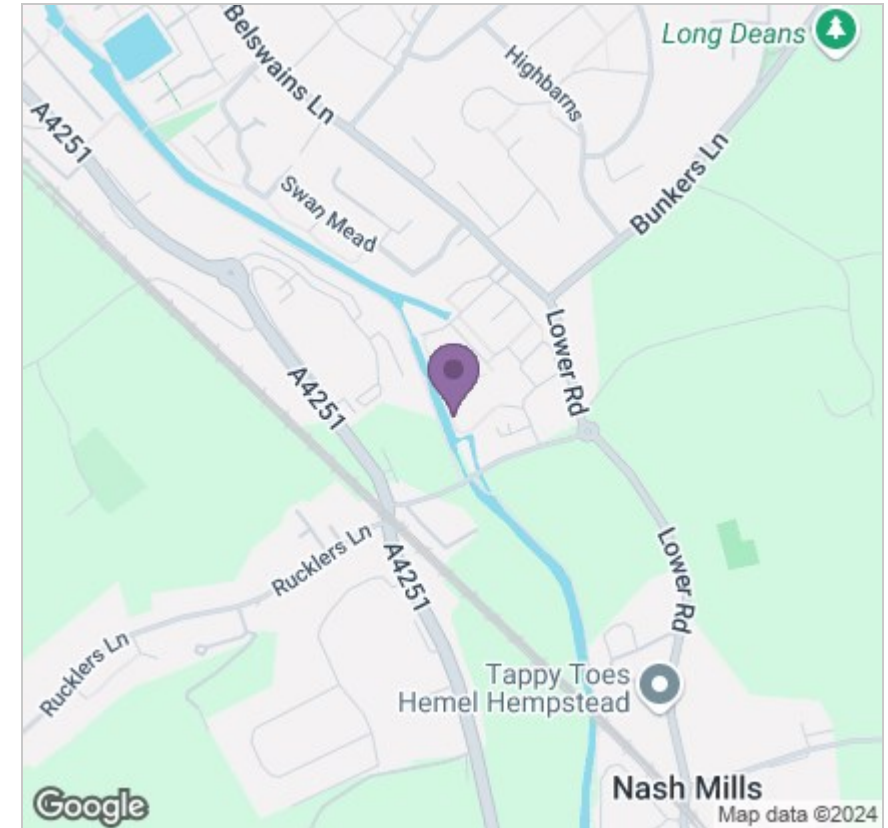
## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

## Area Map



## Energy Efficiency Graph

