



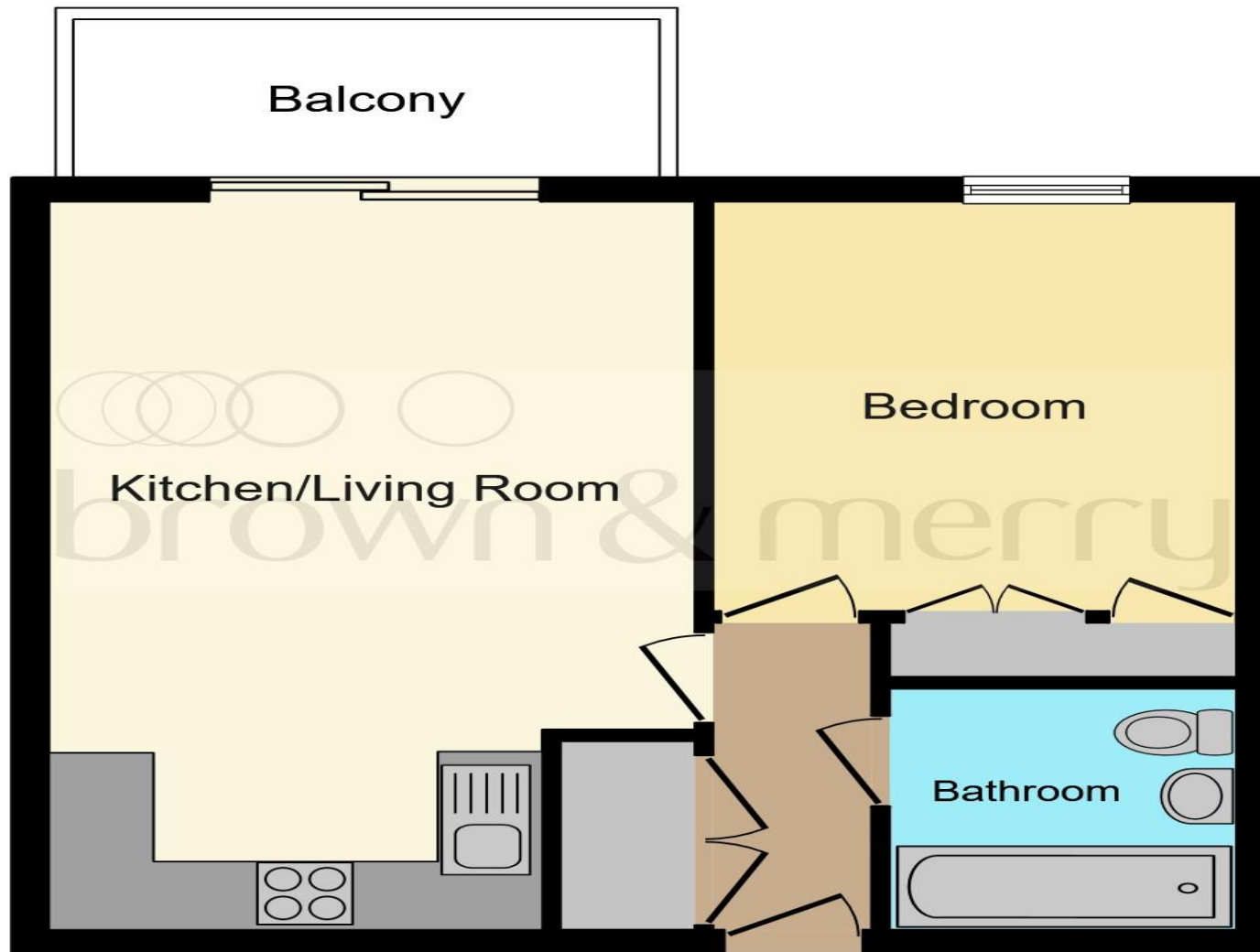
**Grover House The Embankment, Nash Mills Wharf HEMEL  
HEMPSTEAD HP3 9GD**

**welcome to**

**Grover House The Embankment, Nash Mills Wharf HEMEL HEMPSTEAD**

Located in a very sought after residential area and being beautifully presented throughout is this one bedroom apartment. Features include modern open plan living accommodation, modern kitchen and bathroom and parking.





**Entrance Hall**

**Lounge**

21' 6" To Max x 12' 2" To Max ( 6.55m To Max x 3.71m To Max )

**Bedroom One**

11' 9" x 9' 9" ( 3.58m x 2.97m )

**Bathroom**

**Outside**

**Allocated Parking**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

welcome to

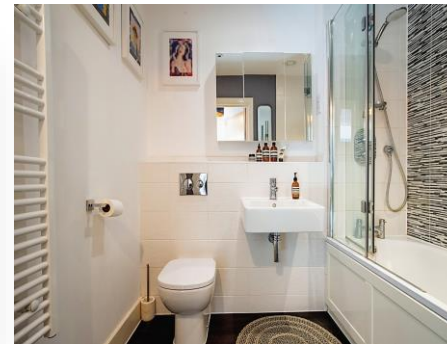
## Grover House The Embankment, Nash Mills Wharf HEMEL HEMPSTEAD

- Sought After Residential Area
- One Bedroom Apartment
- Beautifully Presented Throughout
- Modern Open Plan Living Accommodation
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD109098](https://www.brownandmerry.co.uk/Property/HHD109098)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HHD109098 - 0007

  
brown & merry



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