



Dickinson House The Embankment, Nash Mills Wharf Hemel Hempstead HP3 9DR

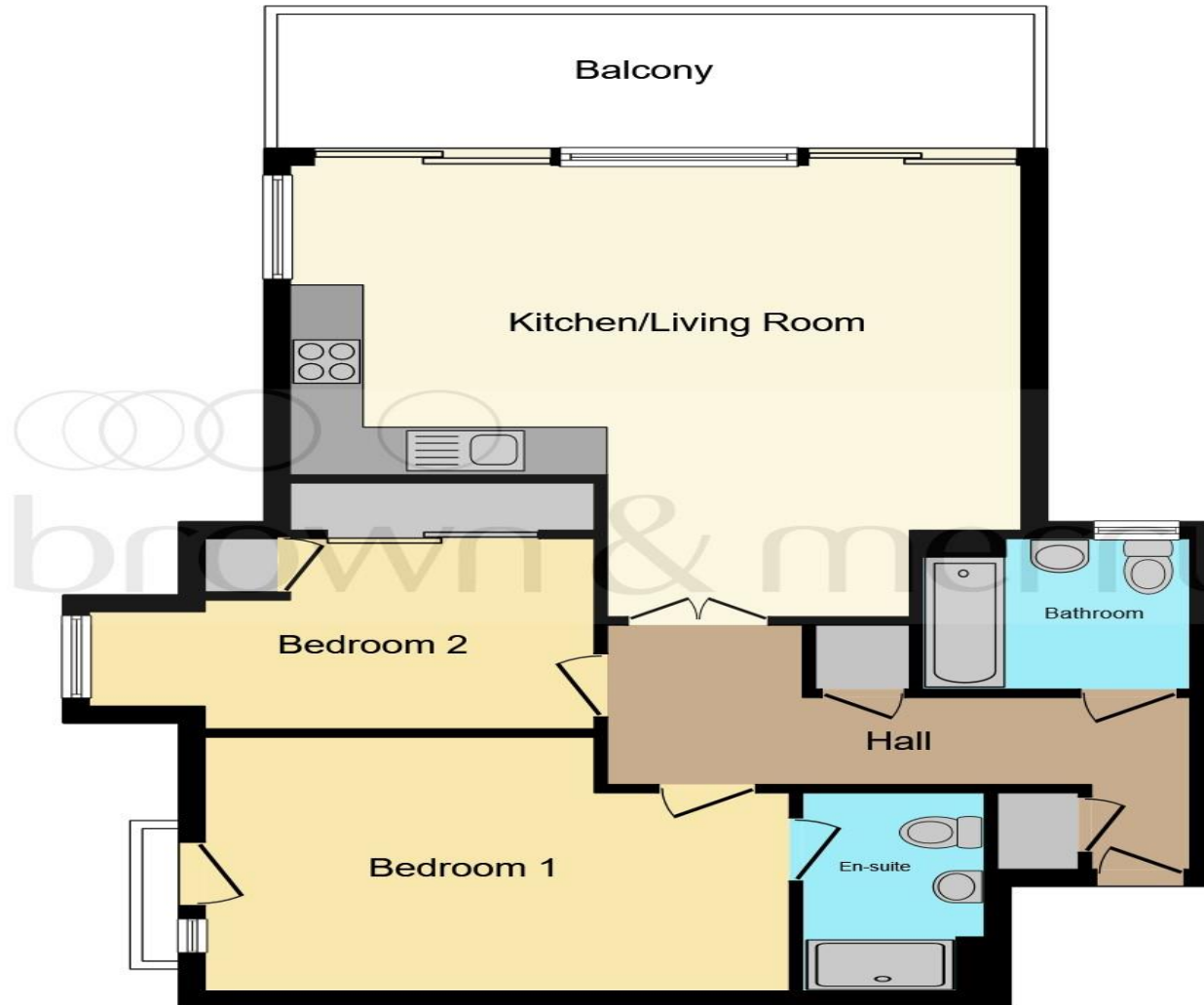


welcome to

Dickinson House The Embankment, Nash Mills Wharf Hemel Hempstead

Located in a very sought after residential area and being beautifully presented throughout is this very modern south facing two double bedroom apartment just shy of 800sq ft.





Entrance Hall

Open Plan Lounge / Kitchen

19' 6" x 18' 11" (5.94m x 5.77m)

Balcony

Bedroom One

14' 1" To Max x 10' 5" To Max (4.29m To Max x 3.17m To Max)

En-Suite

Bedroom Two

12' 6" Into Bay x 8' 1" To Wardrobe (3.81m Into Bay x 2.46m To Wardrobe)

Bathroom

Outside

Allocated Parking

Total floor area 72.8 sq.m. (784 sq.ft.) approx

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

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welcome to

Dickinson House The Embankment, Nash Mills Wharf Hemel Hempstead

- Sought After Residential Area
- Modern Two Double Bedroom Upper Floor Apartment
- Beautifully Presented Throughout
- Modern Open Plan Living, South Facing Accommodation With Long Balcony
- Master Bedroom With En-Suite Shower Room & Juliet Balcony

Tenure: Leasehold EPC Rating: B

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110090](https://www.brownandmerry.co.uk/Property/HHD110090)

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:
HHD110090 - 0004


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