



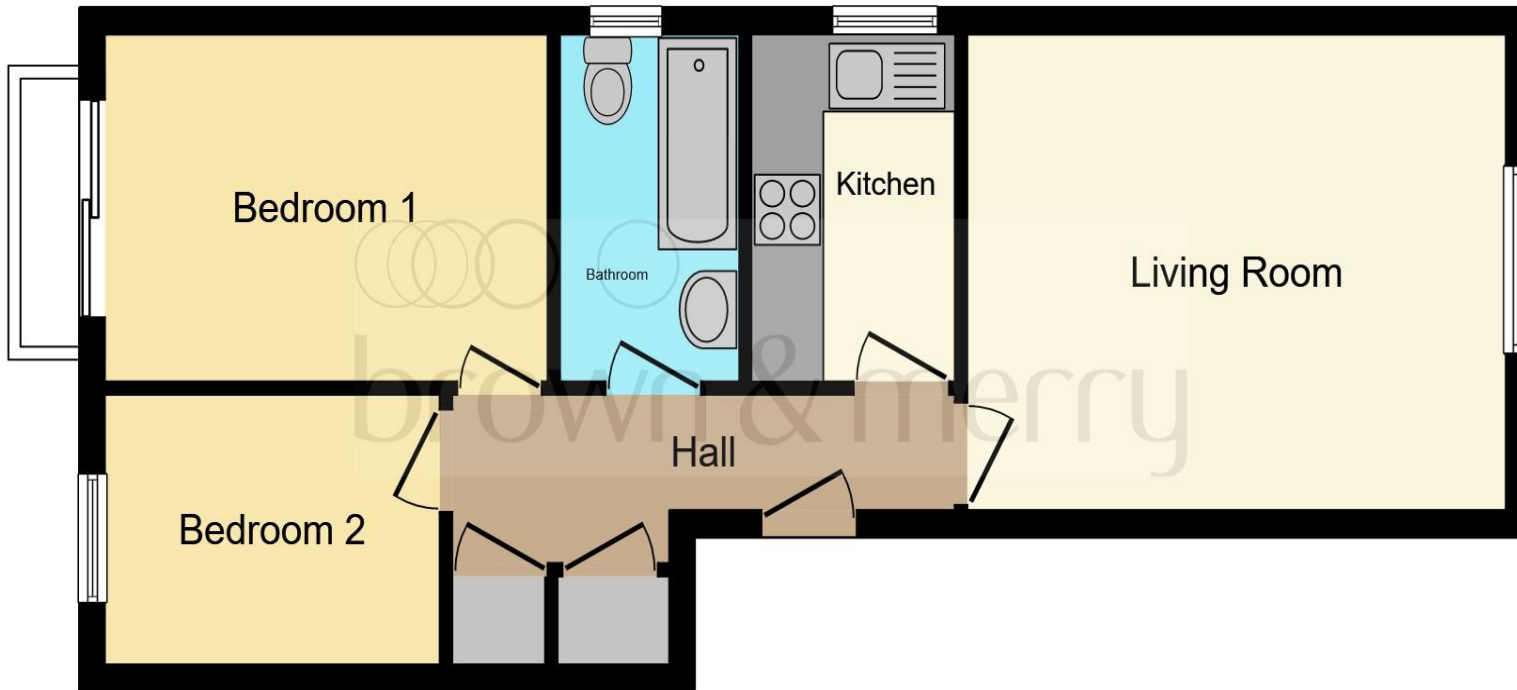
**Swan Mead,HEMEL HEMPSTEAD HP3 9DQ**

**welcome to**

**Swan Mead, HEMEL HEMPSTEAD**

Located in the sought after area of Nash Mills and being very well presented throughout is this two bedroom top floor apartment with views over the Canal. The property also benefits from being within walking distance of Apsley Mainline Train Station, Apsley Marina and a wide range of local amenities.





### Entrance Hall

### Lounge

14' 8" x 12' 2" ( 4.47m x 3.71m )

### Kitchen

9' x 5' 9" ( 2.74m x 1.75m )

### Bedroom One

12' 7" x 8' 8" ( 3.84m x 2.64m )

### Bedroom Two

9' 1" x 6' 8" ( 2.77m x 2.03m )

### Bathroom

8' 8" x 4' 9" ( 2.64m x 1.45m )

### Outside

**Two Allocated Parking Spaces**

Total floor area 50.2 sq.m. (540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Swan Mead, HEMEL HEMPSTEAD

- Two Allocated Parking Spaces
- Modern Two Bedroom Apartment With Views Over The Canal
- Ideal First Time Purchase Or investment Buy 7% Yield
- Spacious Living Accommodation Plus Loft Space For Additional Storage
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD109278](https://www.brownandmerry.co.uk/Property/HHD109278)



Property Ref:  
HHD109278 - 0005

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