



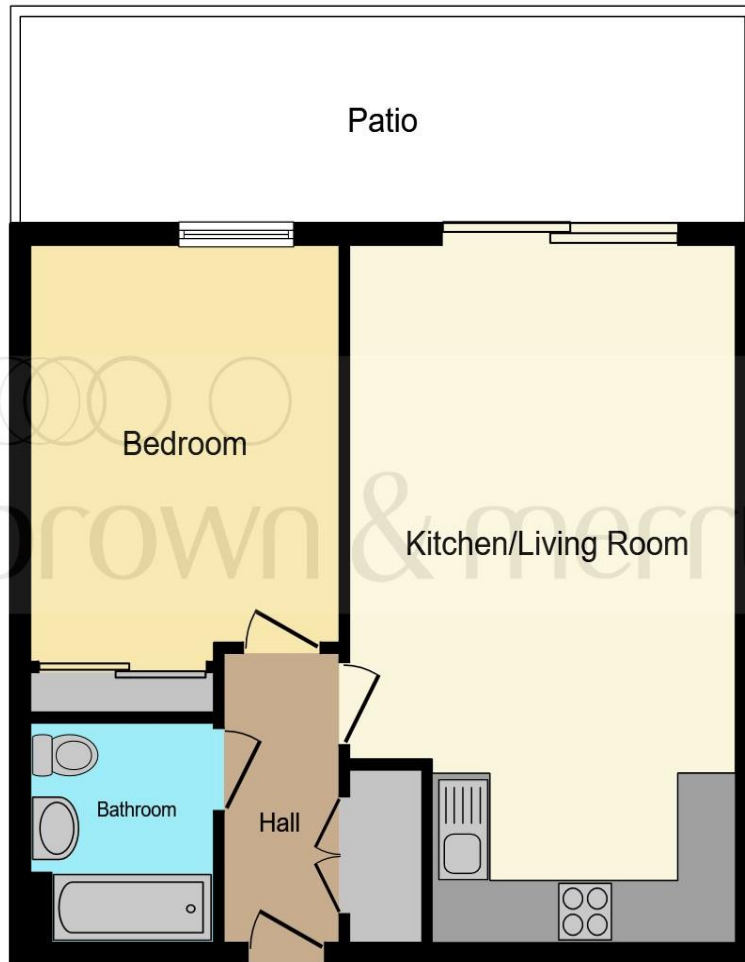
Evans House The Embankment, Nash Mills Wharf Hemel Hempstead HP3 9FY

welcome to

Evans House The Embankment, Nash Mills Wharf Hemel Hempstead

** Private Garden Area** Call us today to organise your viewing on this lovely one bedroom apartment. The property benefits from its own private patio area and underground allocated parking.





Entrance Hall

Open Plan Lounge / Kitchen

21' 10" x 13' 4" (6.65m x 4.06m)

Private Patio

Bedroom One

12' 3" To Wardrobe x 10' 4" To Max (3.73m To Wardrobe x 3.15m To Max)

Bathroom

Outside

Secure Underground Parking

Total floor area 49.1 m² (528 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

welcome to

Evans House The Embankment, Nash Mills Wharf Hemel Hempstead

- Sought After Residential Area
- One Bedroom First Floor Flat
- Well Presented Throughout
- Modern Open Plan Living Accommodation
- Private Patio

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110370](https://www.brownandmerry.co.uk/Property/HHD110370)



Property Ref:
HHD110370 - 0002

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.

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brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)