



The Embankment

Hemel Hempstead

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Offers In Excess Of £250,000

entrance hall | open-plan kitchen/living/dining room | private terrace | double bedroom | family bathroom | parking & bike storage

A stylish ground floor apartment with private terrace situated in the impressive canal-side Nash Mills Wharf development, just a short walk away from Apsley Marina and the mainline station.

Beautifully presented throughout, accommodation includes a spacious open-plan kitchen/living and dining room. Contemporary kitchen cabinetry comes with integrated oven, hob, fridge, and washer/dryer, while glazed patio doors allow access out to the private terrace. The adjoining dining space would serve equally well as a home office.

Located off the entrance hall, a good-sized double bedroom features built-in wardrobes and is served by the modern family bathroom.

This stunning property further benefits from car parking and bike storage area. The Grand Union canal runs alongside the development offering lovely scenic walks.

Services

Electric hot water and heating. Mains water, electricity and drainage. Council tax band C (Dacorum).

Tenure

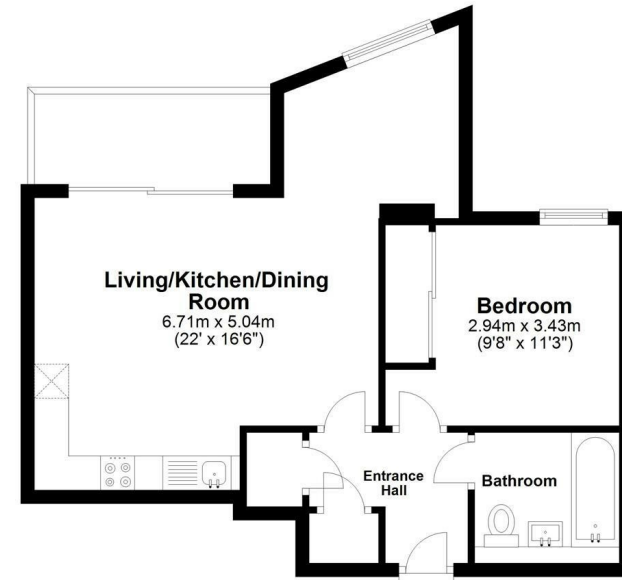
Lease: 125 years from 2013 (about 114 years remaining)
 Ground Rent: £437.66/year (£218.83 payable every 6 months)
 Service Charge: £1,060.26/year (£530.13 payable every 6 months)

Situation

Nash Mills is on the outskirts of Hemel Hempstead, which offers excellent shopping, restaurants, sporting, and educational facilities. For commuters, the M1 and M25 are within easy reach, whilst the mainline station at Apsley provides a fast and frequent service to London (Euston).

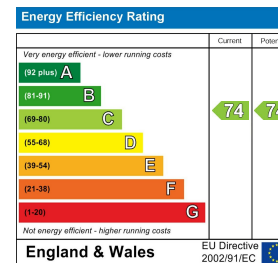
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Floor Plan
 Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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