



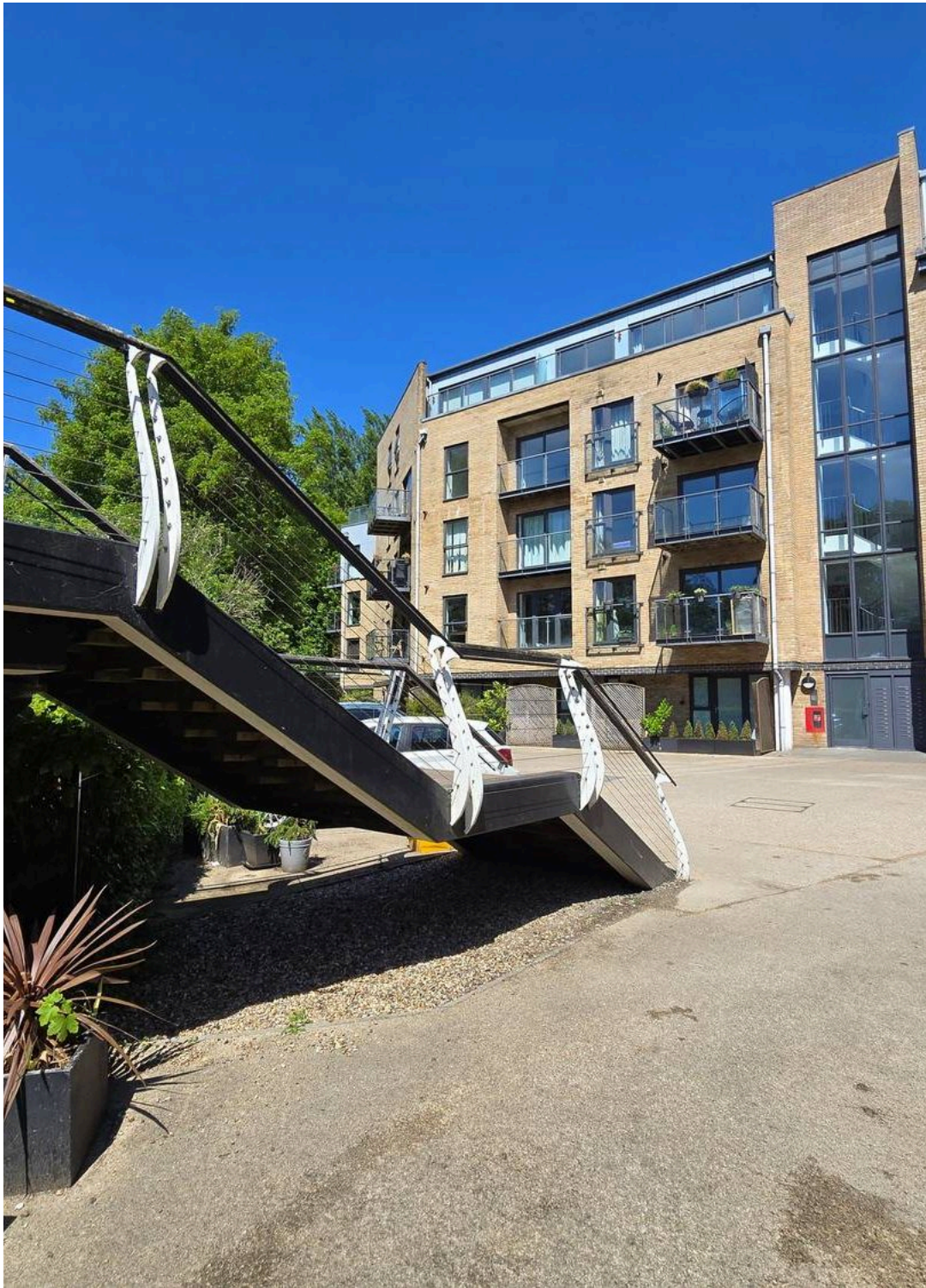
## Dickinson House, The Embankment, Nash Mills Wharf

Guide Price £345,000

proffitt  
& holt







## Dickinson House The Embankment

Nash Mills Wharf, Hemel Hempstead

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this well presented and luxury two double bedroom Penthouse apartment, with exceptional views over the canal and surrounding wooded areas.

Comprising a large entrance hallway, two double bedrooms (with the master benefiting from an en-suite), a modern three piece family bathroom and an impressive open plan kitchen/living area with doors opening out to a private balcony with exceptional views over the canal.

There is parking available for one car and visitors bays available for a second vehicle, also Bicycle parking area.

The flat is located in the Nash Mills Wharf development off Lower Road in Apsley and is a short walk to Apsley Station. The property is also a short walk to several pubs beside the Grand Union Canal such as the popular Papermill.

The A41, M25 and M1 are all a short drive away, perfect for the busy commuter.







## Dickinson House The Embankment

Nash Mills Wharf, Hemel Hempstead

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, The Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter, nearby Apsley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 and Junction 8 of the M1 are a distance of approximately two miles.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Penthouse Apartment on Fourth Floor
- NO UPPER CHAIN
- Two Bedrooms
- Two Bathrooms
- Balcony overlooking Canal
- Large Storage Area
- Excellent Decorative Order
- Spacious Open Plan Kitchen and Living Room
- Allocated Undercroft Parking
- Additional Overflow Parking







## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

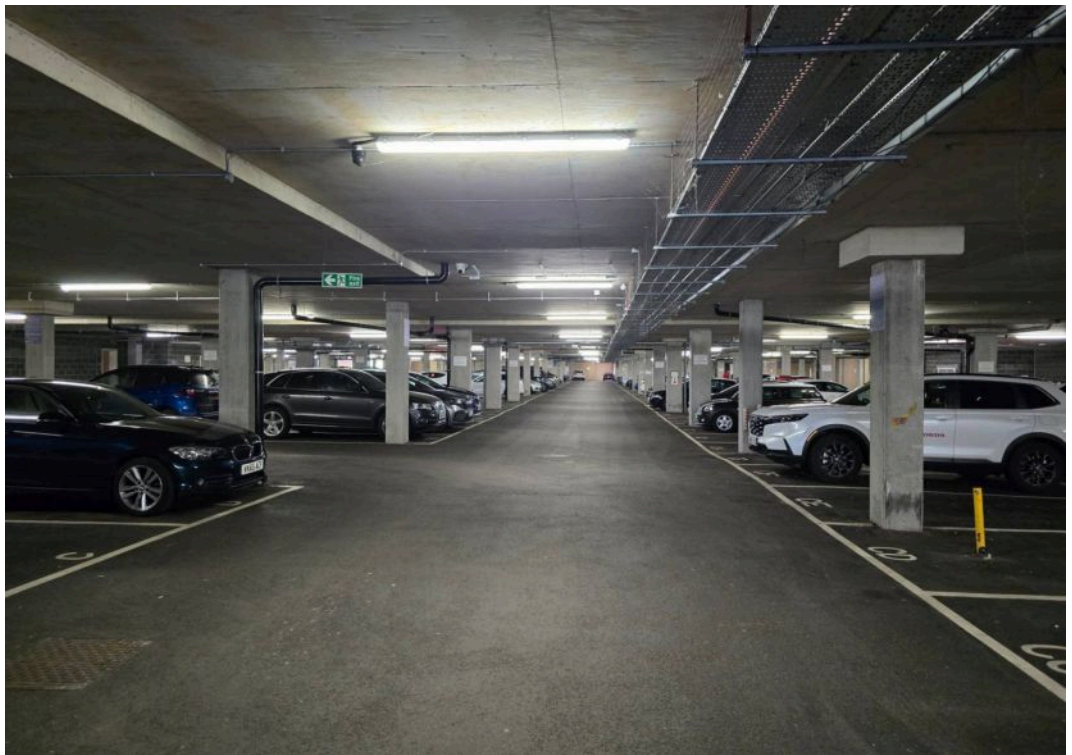
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

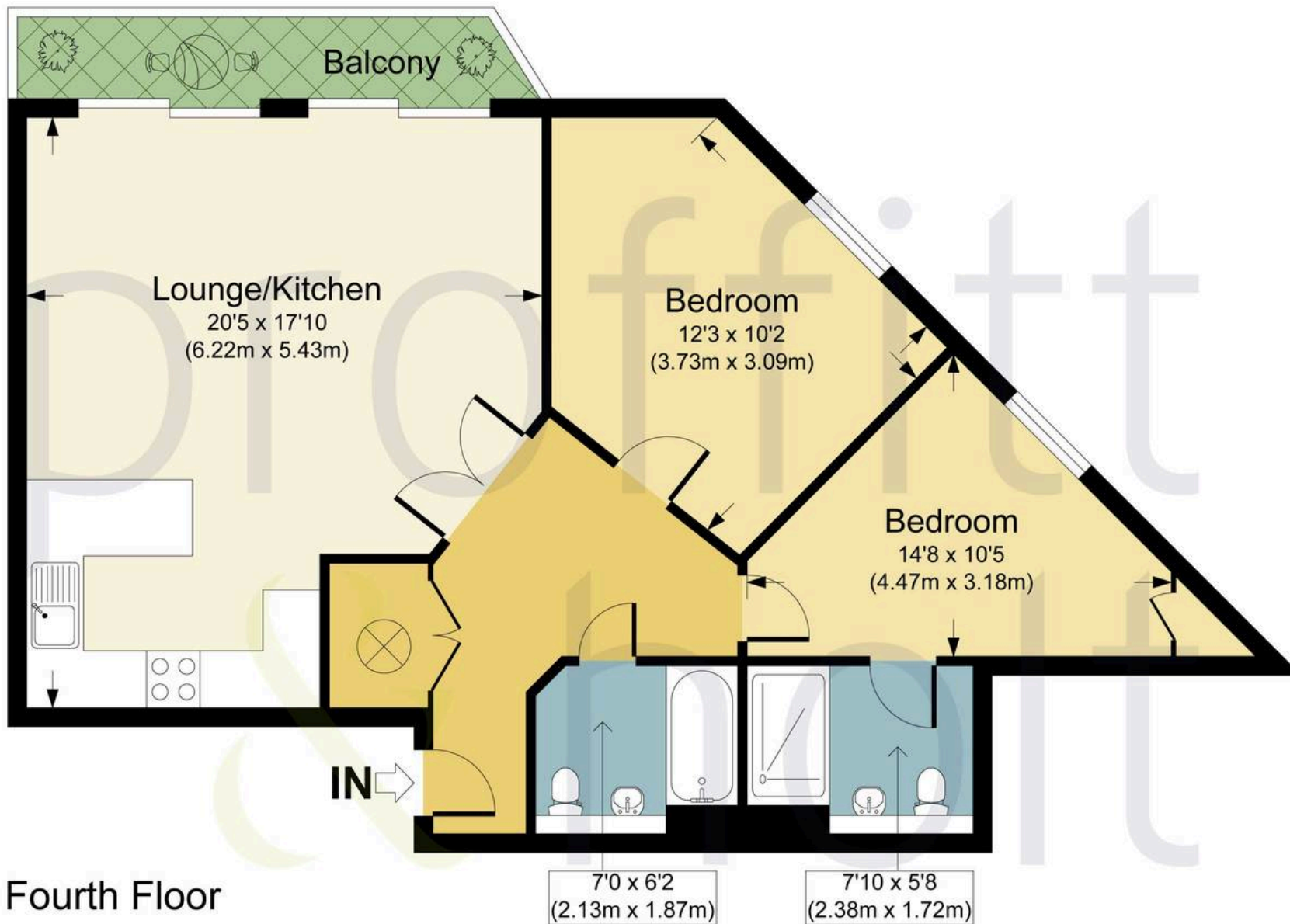
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## DICKINSON HOUSE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 757.77 SQ FT / 70.40 SQ M.

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## Proffitt & Holt

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