



## Dickinson House, The Embankment, Nash Mills Wharf

In Excess of £350,000

proffitt  
& holt







## Dickinson House, The Embankment

Nash Mills Wharf, Hemel Hempstead

Brought to the market with no onward chain is this particularly large and tastefully decorated two double bedroom ground floor apartment. Tucked away in a quiet corner of this popular canalside development, this former show home comes with its own private terrace, which has direct access from the living room and master bedroom.

The open plan kitchen/living room is a spacious and bright room, with the kitchen itself fitted in a contemporary design and housing a number of integrated appliances. Both bedrooms are double rooms with fitted wardrobes but the master is a particularly impressive size, with its own en-suite. Additionally, there is a family bathroom and large storage cupboard.

Further benefits include allocated parking, video entryphone system and brand new carpets.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





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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.

- No Upper Chain
- Ground Floor Apartment
- Secure Gated Underground Parking
- Canalside Development
- Walking Distance To Apsley Train Station
- Private Terrace Area
- Open-Plan Kitchen/Living Room
- Very Large Master Bedroom With En-Suite And Fitted Wardrobes







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<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **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**

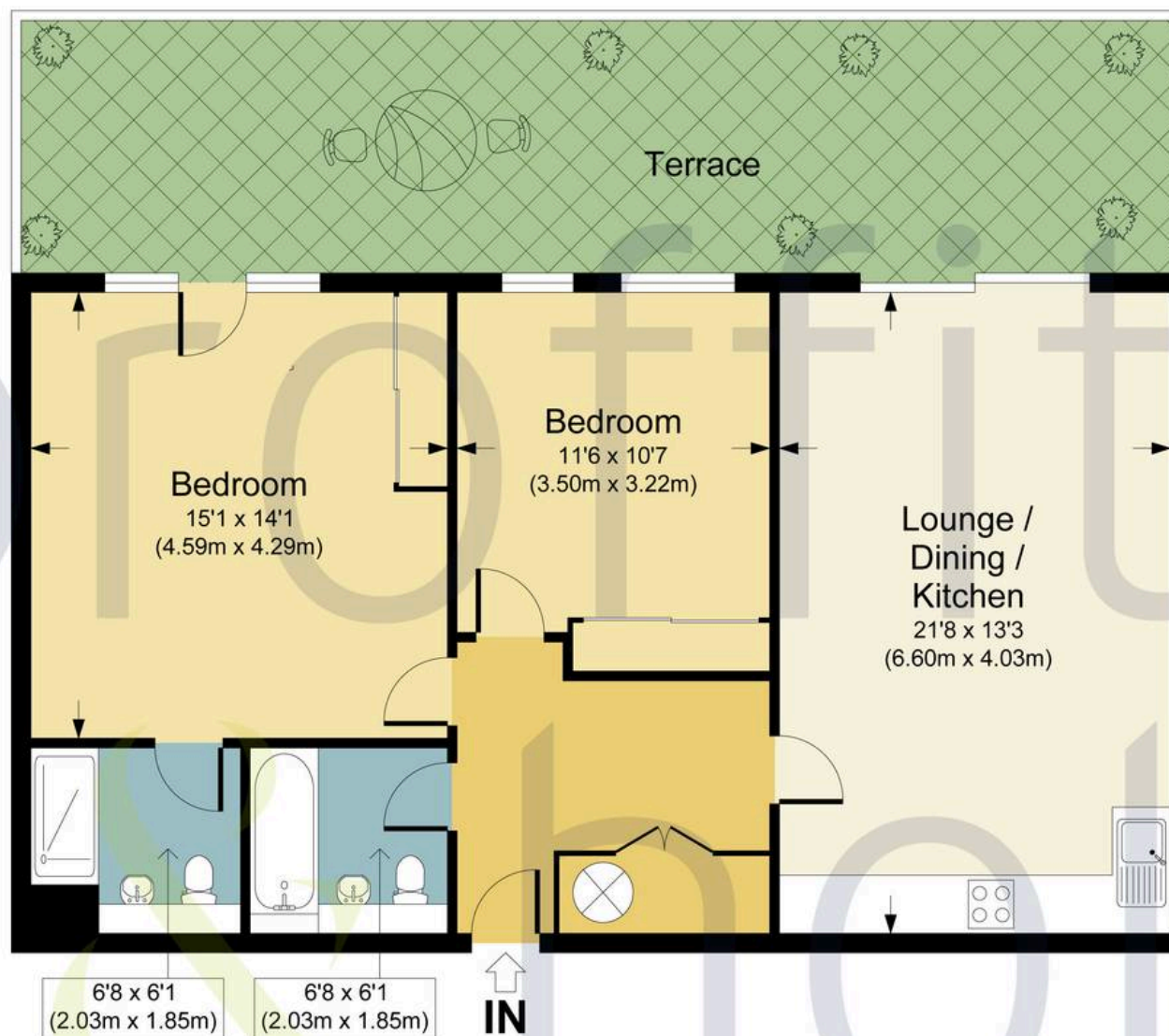
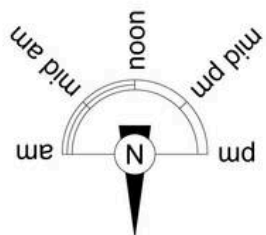
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

### DICKINSON HOUSE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 833.98 SQ FT / 77.48 SQ M.

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## Proffitt & Holt

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