

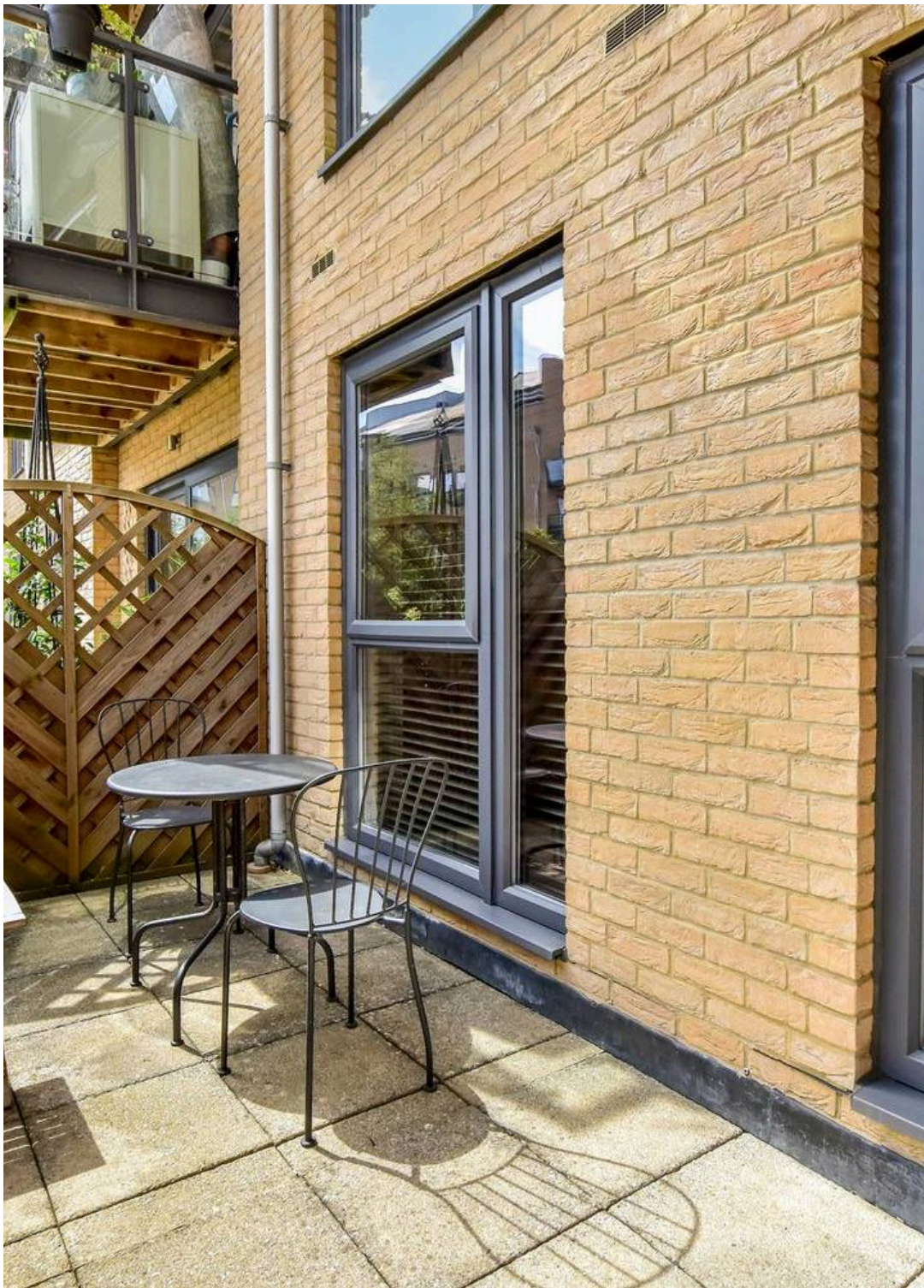


Richardson House The Embankment, Nash Mills Wharf

Guide Price £335,000

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Richardson House The Embankment

Nash Mills Wharf, Hemel Hempstead

Situated in a popular canal side development, this modern upper ground floor apartment offers contemporary living in a sought-after location. With 2 spacious bedrooms, 2 bathrooms, and a range of desirable features. Conveniently located for Aspley Train Station for train links into London Euston.

The apartment comprises of two double bedrooms both with built-in wardrobes and bright open views of the outside terrace space. The master bedroom has the benefit of a modern shower room. There is also a separate bathroom for convenience. The bright airy kitchen is open plan with fitted units and appliances. This open plan space gives way to the lounge, which has patio doors leading out onto the private terrace garden space. There is allocated parking and the property is being offered to market with no upper chain. Viewings are highly advised for this impressive apartment.





Richardson 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: C

EPC Environmental Impact Rating: C

- Modern Ground Floor Apartment
- Master Bedroom with En-suite Shower Room
- Open Plan Kitchen/Lounge
- Enclosed Patio Garden Space
- Allocated Parking
- Close to Station & Amenities
- No Upper Chain
- Popular Canal Side Development
- Fitted Wardrobes in both Double Bedrooms
- Ample Storage Space





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.

For broadband and mobile speeds see;

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





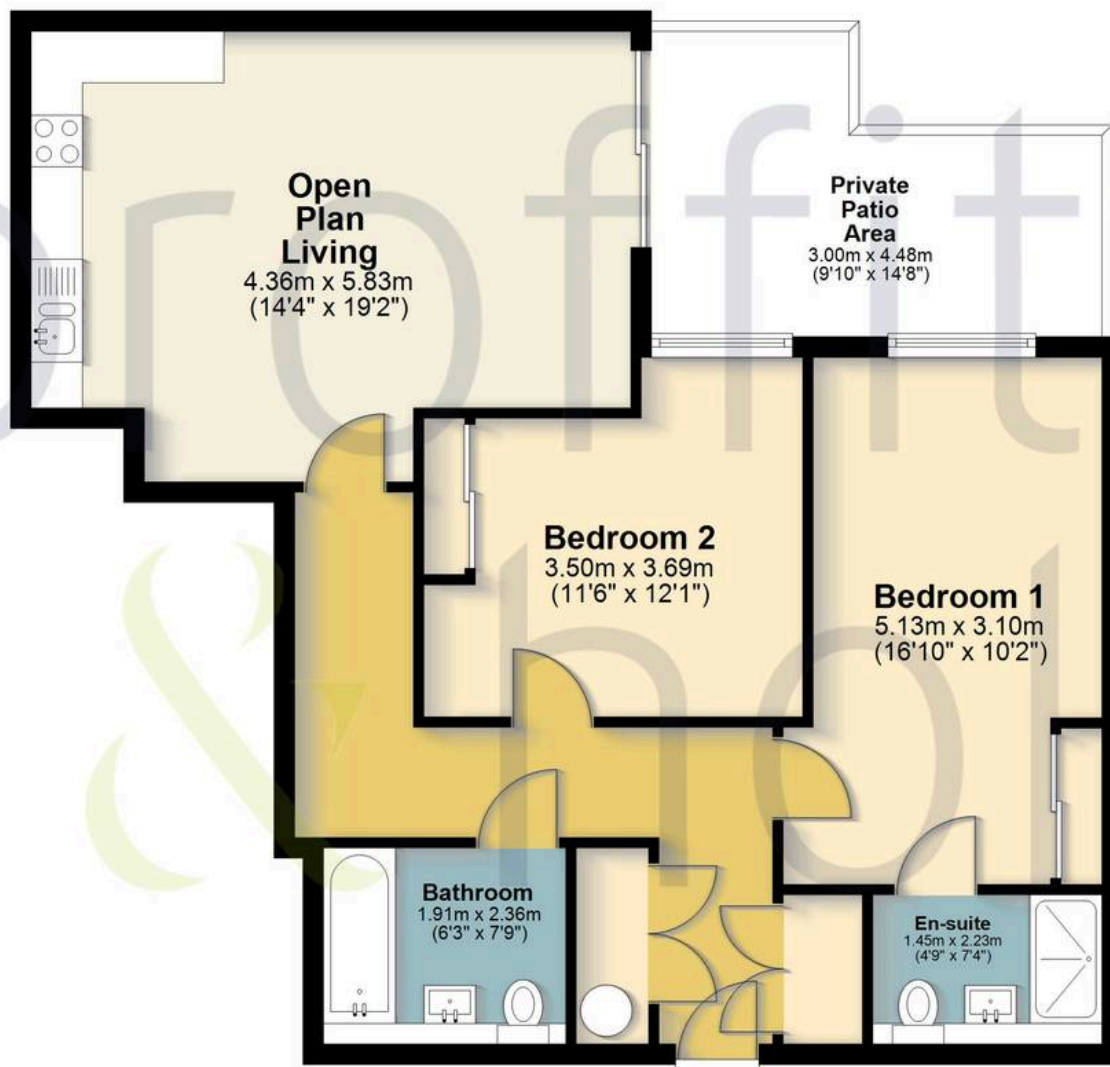






First Floor

Approx. 72.6 sq. metres (782.0 sq. feet)



Total area: approx. 72.6 sq. metres (782.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





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