



**Croxley Road, Hemel Hempstead, HP3 9GY**  
**Fixed Asking Price £155,000**

SALE BY TENDER - Clements Estate Agents are pleased to offer this lovely two bedroom ground floor luxury apartment situated in this waterside development. The property offers excellent decorative order with a modern kitchen and bathroom, spacious room sizes, large terrace, allocated parking and a sought after Nash Mills Wharf location set close to the amenities. 50% Shared Ownership.

50% Shared Ownership. A lovely two bedroom ground floor luxury apartment situated in this waterside development. The property offers excellent decorative order with a modern kitchen and bathroom, spacious room sizes, large terrace, allocated parking and a sought after Nash Mills Wharf location set close to the amenities. Viewing Essential.

### **COMMUNAL ENTRANCE**

Entry phone system with security door. Communal hallway leading to own front door.

### **ENTRANCE HALLWAY**

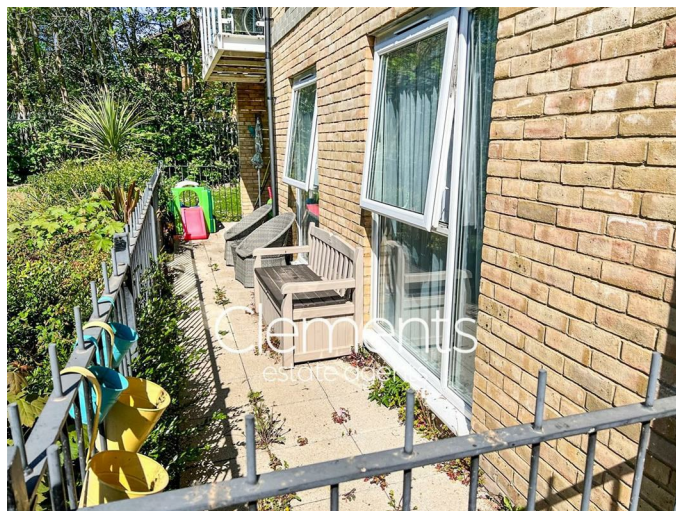
Well decorated with fitted carpet, two built in cupboards, wall mounted radiator, doors to :

### **LOUNGE AREA 16'2 x 15'8 (4.93m x 4.78m)**



A large well decorated double aspect room with double glazed windows to side and rear with further double glazed French doors to the rear offering lovely waterside views leading on to the Terrace, TV point, wall mounted radiator, leading to :

### **TERRACE**



Railing enclosed with views over the water to front.

### **KITCHEN AREA 15'8 x 6'7 (4.78m x 2.01m)**



Comprising a range of wall and floor mounted units with roll top work surfaces and breakfast bar, inset stainless steel sink with drainer, built in oven with gas hob and extractor above, plumbing and space for a washing machine, space for fridge and freezer, wall mounted radiator.

### **MASTER BEDROOM 13'8 x 9'1 (4.17m x 2.77m)**



Well decorated with a double glazed window to rear with excellent waterside views, wall mounted radiator, fitted wardrobes, fitted carpet.

### **BEDROOM TWO 13'4 x 9'3 (4.06m x 2.82m)**



Well decorated with a double glazed window to rear with excellent waterside views, wall mounted radiator, fitted carpet.

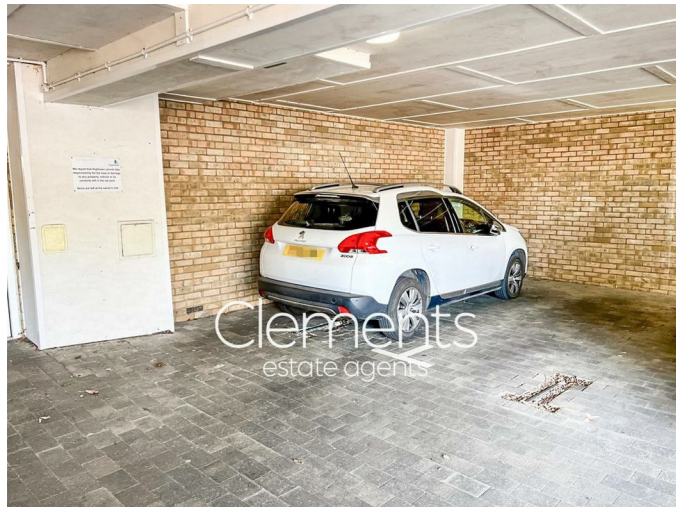
### **BATHROOM**



Comprising a panel enclosed bath with mixer

taps and shower attachment, pedestal wash hand basin, low level WC, tiled splash backs, laminate wood flooring, heated towel rail.

### **OUTSIDE**



Covered allocated parking and communal gardens to rear.

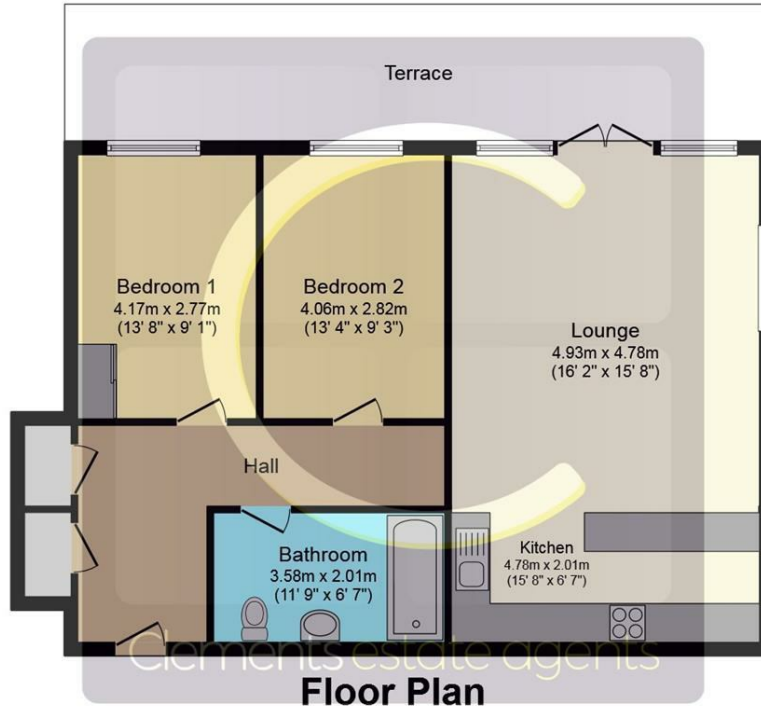
### **LEASE INFORMATION**

Rent:- £494.06 pcm (approx)

Service Charge:- £134.13 pcm (approx)

Years Remaining on the lease:- 89 (approx)

# Floor Plan

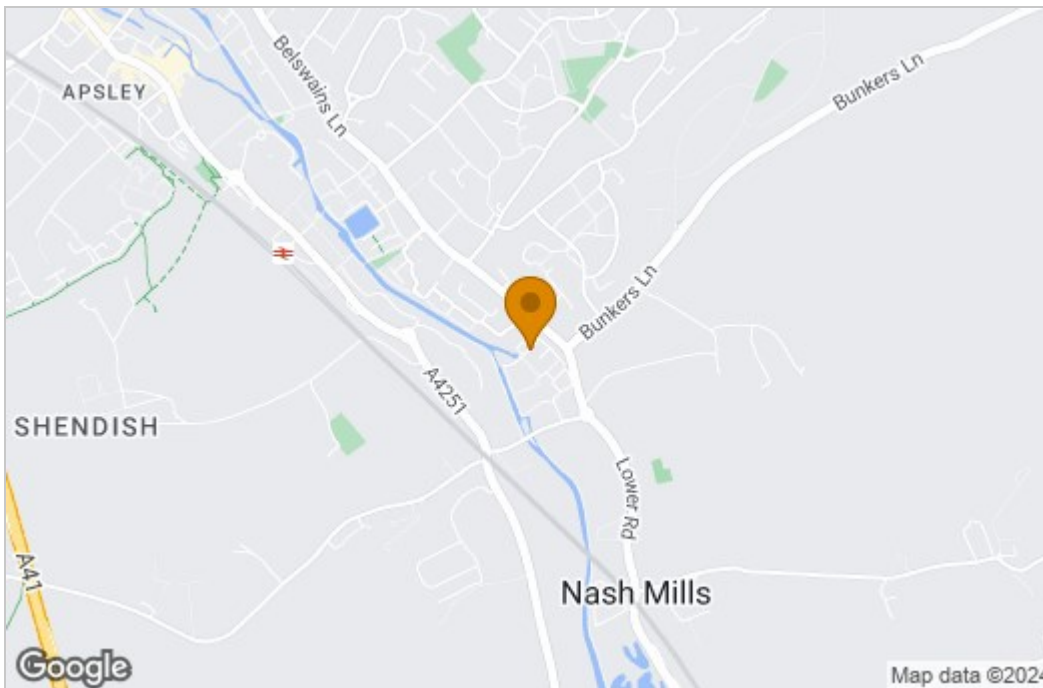


Floor area 81.9 sq.m. (882 sq.ft.) approx

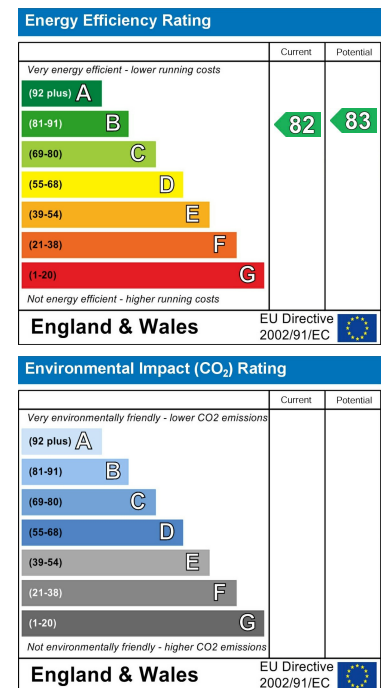
Total floor area 81.9 sq.m. (882 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph



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