

**The Embankment, Hemel Hempstead, HP3 9DR  
Offers Over £325,000**

Clements are delighted to market this stunning TWO DOUBLE BEDROOM 3rd floor LUXURY APARTMENT for sale. Situated in the ever popular development of Nash Mills Wharf just a short walk from Apsley station and all local amenities. The apartment offers spacious, versatile and stylish living accommodation with a large open plan living/dining/kitchen area, en-suite shower room to master bedroom, modern bathroom, large balcony with stunning views and allocated parking. A MUST SEE APARTMENT.

## COMMUNAL ENTRANCE

Communal door into foyer, stairwell and lift access to all floors (property is situated on the 3rd floor)

## ENTRANCE HALLWAY



Door into entrance hallway, two storage cupboards, doors to both bedrooms, bathroom and living area.

## OPEN PLAN LOUNGE / KITCHEN 19'7 x 18'11 (5.97m x 5.77m)

Double doors into living area, large room with radiator and fantastic south facing views and views of the Canal, access to a great south facing balcony overlooking the canal.

## KITCHEN AREA



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit, electric oven and hob with extractor over, built in fridge/freezer, spotlights to ceiling, double glazed south facing window.

## BEDROOM ONE 14'2 x 10'05 (4.32m x 3.18m)



Double glazed window overlooking the canal, radiator, door to:

## EN SUITE SHOWER ROOM 8'0 x 5'1 (2.44m x 1.55m)



Double shower cubicle, LLWC, wash hand basin, heated towel rail, wood laminate flooring and spotlights to ceiling.

## BEDROOM TWO 12'7 x 10'1 (3.84m x 3.07m)



Double glazed window overlooking the canal, built in wardrobes, radiator.

## **BATHROOM 7'4 x 5'7 (2.24m x 1.70m)**

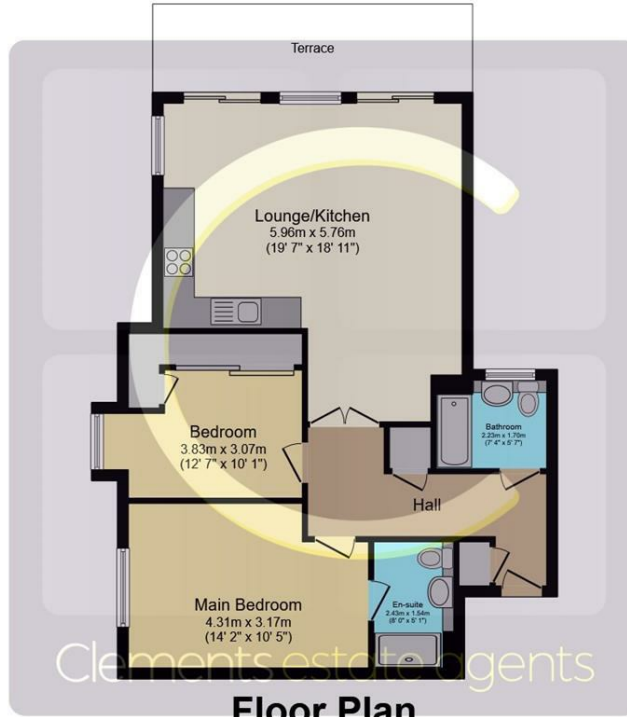


Frosted double glazed window, bath with mixer taps and shower attachment, LLWC, wash hand basin, heated towel rail, spotlights to ceiling and wood laminate flooring.

### **PARKING**

The flat has one allocated underground parking space under the adjacent Harrison House.

# Floor Plan



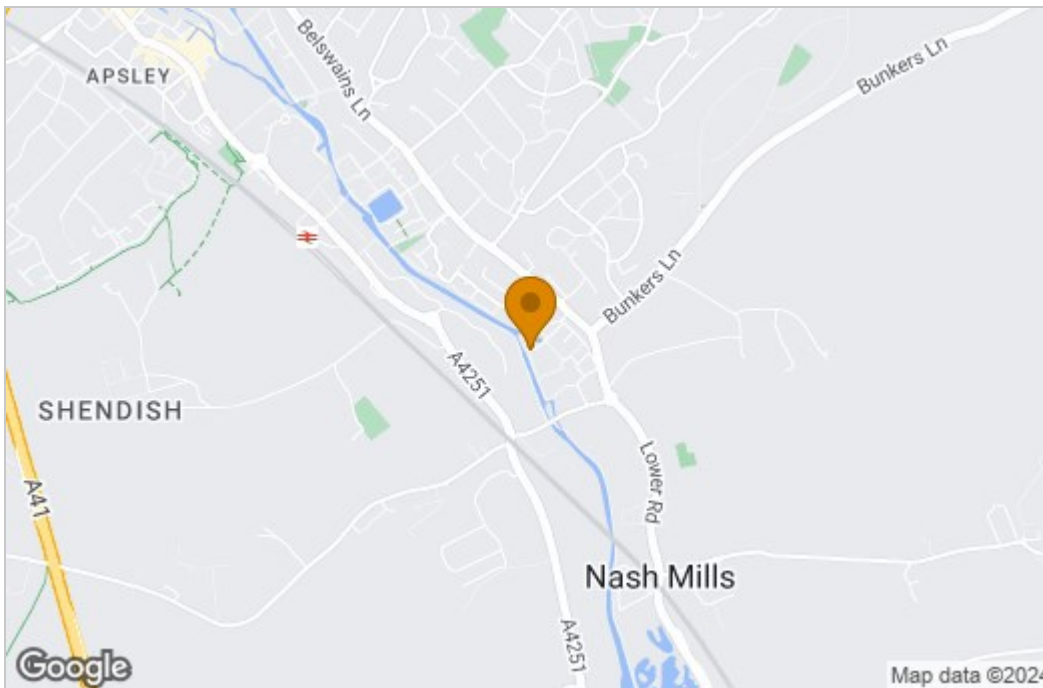
## Floor Plan

Floor area 73.7 sq.m. (793 sq.ft.) approx

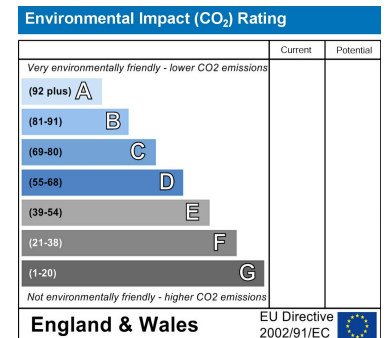
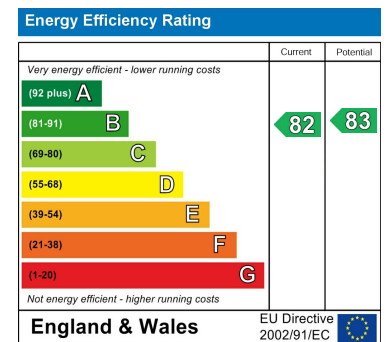
Total floor area 73.7 sq.m. (793 sq.ft.) approx

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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