



Clements estate agents



Mill House

Rose Lane, Nash Mills Wharf, HP3 9GL

A popular TWO bedroom modern ground floor apartment situated in this sought after Nash Mills location. The property offers very spacious room sizes, excellent decorative order with a modern fitted kitchen and bathrooms, double glazing, electric central heating, own patio area, allocated parking and a convenient location set close to good local amenities and transport links. VIEWING ESSENTIAL!

Asking Price £300,000

3 Mill House

Rose Lane, Nash Mills Wharf, HP3 9GL



- Ground Floor Apartment
- Two Double Bedrooms
- Excellent Decorative Order
- Allocated Parking
- Patio Area
- Spacious Room Sizes
- Close to Amenities
- Viewing Essential
- En Suite Shower Room
- Call Now to View!

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

LOUNGE/DINER

16'9" x 12'0" (5.11 x 3.65)

KITCHEN AREA

9'9" x 7'9" (2.96 x 2.35)

MASTER BEDROOM

17'7" x 8'11" (5.37 x 2.73)

EN SUITE

BEDROOM TWO

11'0" x 9'0" (3.36 x 2.75)

OUTSIDE

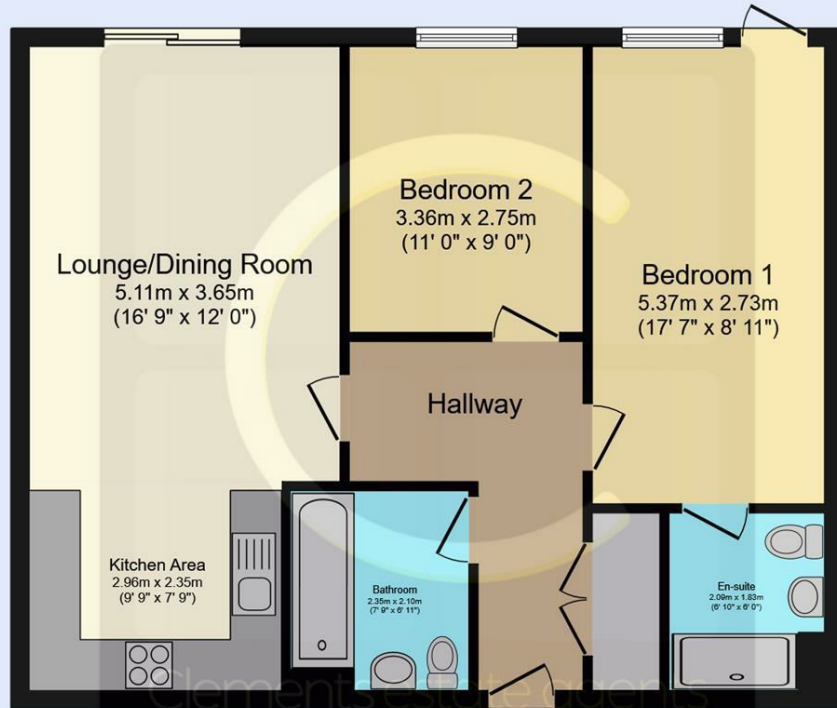


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Floor Plan
Floor area 70.5 sq.m. (759 sq.ft.)

TOTAL: 70.5 sq.m. (759 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	