



## The Embankment, Hemel Hempstead, HP3 9DH Offers In Excess Of £290,000

Clements are delighted to offer this superb two bedroom first floor luxury apartment overlooking the water & situated within reach of the station with excellent links to London. The property offers a wealth of features including excellent decorative order with a modern fitted kitchen, bathroom and en-suite shower room, balcony with waterside views, allocated parking and a sought after Nash Mills location set close to amenities. Viewing Essential! NO UPPER CHAIN!

## COMMUNAL ENTRANCE

Entry phone system with security door, stairs and lifts leading to all floors.

## ENTRANCE HALLWAY

Well decorated with a large built in cupboard housing plumbing & space for the washing machine and hot water tank. Laminate wood flooring, electric wall radiator, wall mounted entry phone system, doors leading to :

## LOUNGE AREA 12'9" x 11'5" (3.89 x 3.48)



A large well decorated lounge with laminate wood flooring, TV point, two wall mounted electric radiators, double glazed patio doors to rear leading on to the balcony and offering superb views over the canal. Leading to :

## KITCHEN AREA 11'5" x 6'8" (3.48 x 2.03)



Comprising a range of wall and floor mounted units with roll top work surfaces with inset stainless steel sink with single drainer, built in stainless steel oven with electric hob and

extractor hood over, integral fridge freezer, inset ceiling spot light, laminate wood flooring.

## MASTER BEDROOM 10'7" x 10'3" (3.23 x 3.12)



A well decorated room with double glazed windows and door to Juliette balcony offering superb waterside views, fitted carpet, electric wall mounted radiator. Door to :

## EN SUITE



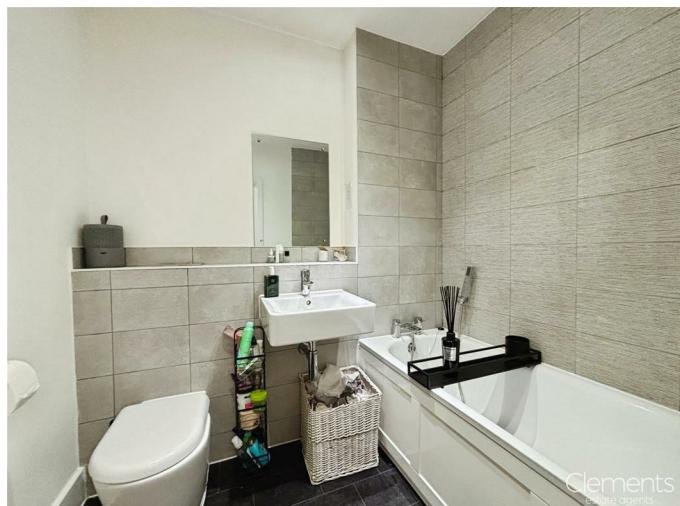
Comprising a walk in shower cubicle with wall mounted shower, wall mounted wash hand basin, low level WC, part tiled walls, shaver point, inset ceiling spot lights, heated towel rail.

## **BEDROOM TWO 9'6" x 8'9" (2.9 x 2.67)**



Well decorated with a double glazed window to rear with superb views over the canal, fitted carpet, electric wall mounted radiator.

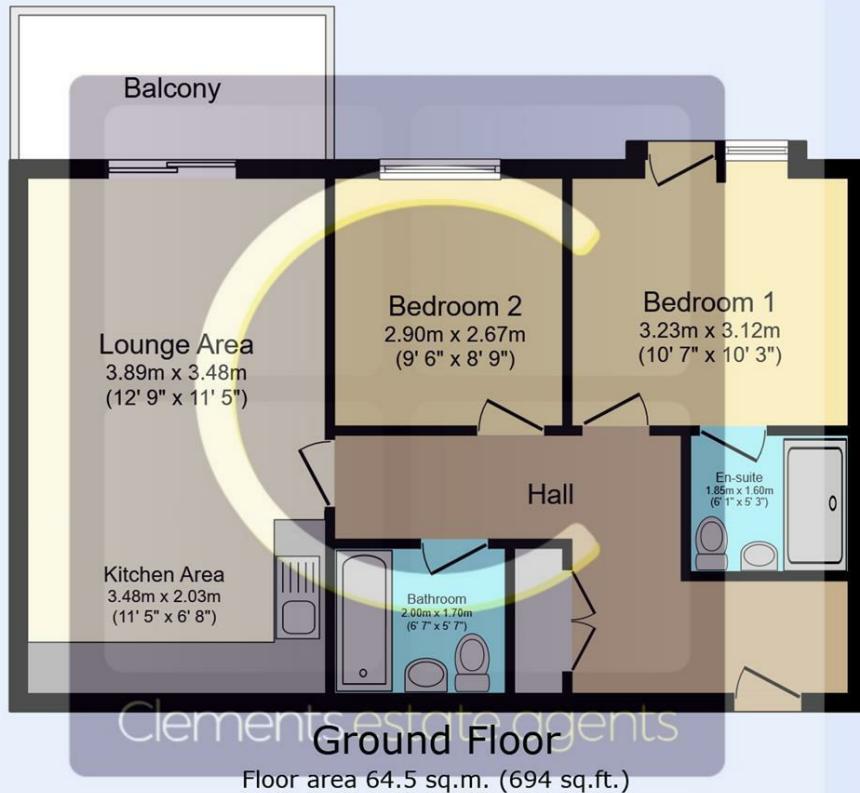
## **BATHROOM**



A modern bathroom suite comprising a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level WC, part tiled walls, heated towel rail, inset ceiling spot lights.

## **Allocated Parking**

## Floor Plan

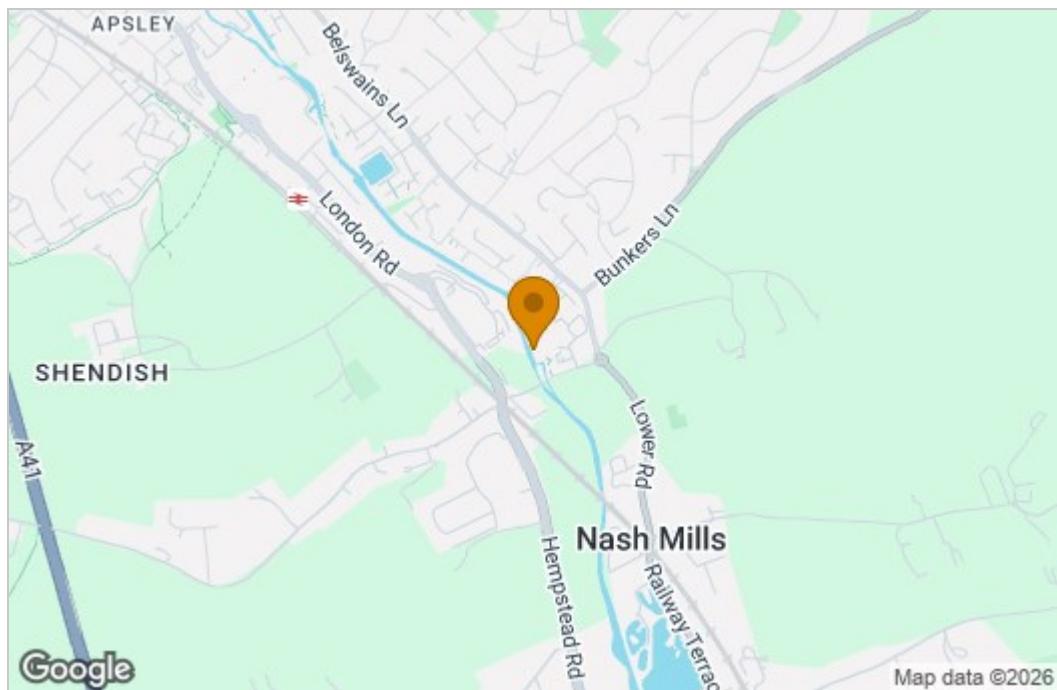


TOTAL: 64.5 sq.m. (694 sq.ft.)

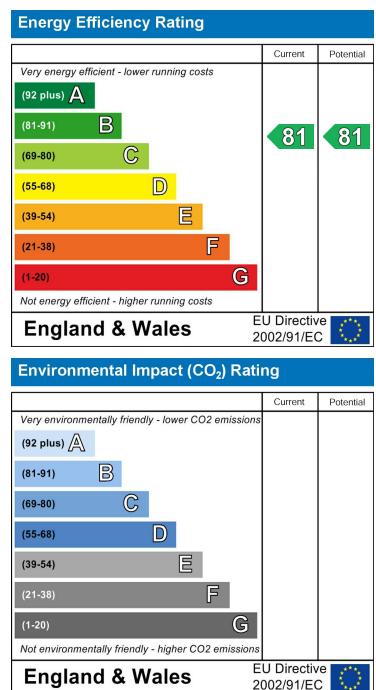
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Area Map



## Energy Efficiency Graph



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