

Mulburries

Croxley Road Nash Mills Wharf, Hemel Hempstead, HP3 9GY

Asking price £120,000



**Croxley Road, Nash Mills
Wharf, Hemel Hempstead,
HP3 9GY**

- One-bedroom second floor apartment
- Sought-after Nash Mills Wharf development
- Private balcony with canal-side setting
- Bright open-plan kitchen/living/dining space
- Modern fitted kitchen with integrated appliances
- Spacious double bedroom
- Well-presented bathroom suite
- Useful hallway storage cupboard
- Approx. 481 sq. ft. excluding balcony
- One allocated car parking space



Mulburries are delighted to present this beautifully presented one-bedroom second floor apartment, set within the desirable Nash Mills Wharf development on Croxley Road, Hemel Hempstead.

Positioned beside the canal, the property offers a bright and spacious open-plan kitchen/living/dining area measuring approximately 24'1" x 10'4", with French doors opening onto a private balcony. The modern kitchen is well appointed with integrated appliances, sleek cabinetry and generous worktop space, while the living area provides an ideal setting for relaxing or entertaining.

The double bedroom is a

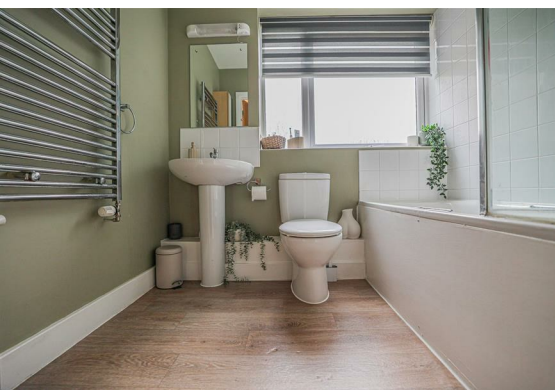


comfortable size, measuring approximately 12'6" x 9'2", and benefits from a calm, neutral finish. A well-kept bathroom, useful hallway storage and a practical layout complete the internal accommodation. The property measures approximately 481 sq. ft. excluding the balcony and is offered with one allocated car parking space.

This is an excellent opportunity for first-time buyers, downsizers or investors seeking a stylish apartment in a well-connected waterside location.

Area Guide

Nash Mills Wharf is a popular canal-side development offering a peaceful setting while remaining close to everyday amenities. The area provides access to scenic walks along the Grand Union Canal, local shops, cafés and green spaces, with Hemel Hempstead town centre and Apsley nearby for a wider range of shopping, dining and leisure options. Apsley station provides rail links towards London, while the M1 and M25 are also accessible for commuters.



Floor Plan

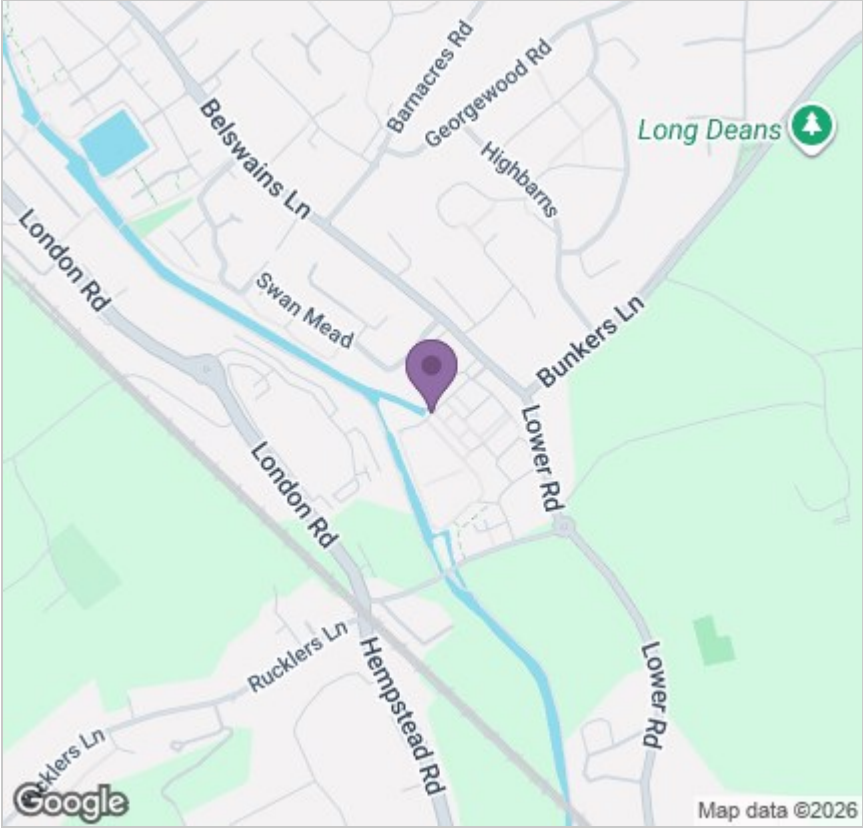


Viewing

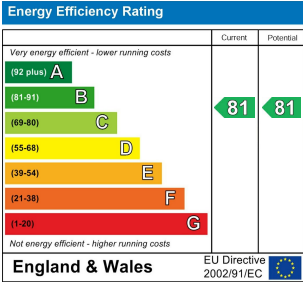
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.