



## Mill House, Nash Mills Wharf, HP3

An impressive FURNISHED 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 great location close to pubs, restaurants, canal side walks, a mainline railway station and motorway links. Available soon. Call to view!

- Part-Furnished
- Canal-Side Development
- Two Bedrooms
- Excellent Decorative Order
- Allocated Parking
- Two Bathrooms
- Close to Mainline Train Station
- Close to Local Amenities
- Call to View
- Available Soon

**£1,550 PCM**



### 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](http://www.Propertybox.io)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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