



## **The Embankment, Nash Mills Wharf, HP3 9DH**

### **Offers In Excess Of £280,000**

Located in the sought after Nash Mills Wharf development with the Grand Union Canal running alongside is this spacious and well presented purpose built apartment. Boasting two bedrooms, ensuite to master bedroom, living room with balcony, modern fitted kitchen, double glazing, contemporary bathroom suite, allocated parking and is being sold with the benefit of no upper chain.

Situated within easy reach of Apsley Mainline Station, only 28 minutes to London Euston Station, local shops, Apsley Lock with its restaurants and coffee shop and the M1, M25 and A41 road links.

Nestled along the picturesque The Embankment at Nash Mills Wharf in Hemel Hempstead, this contemporary apartment offers a delightful blend of comfort and convenience. Built in 2015, this purpose-built residence spans an impressive 646 square feet, making it an ideal choice for those seeking a modern living space.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a private sanctuary for relaxation. The second bathroom is equally well-appointed, ensuring that both residents and guests enjoy ample facilities.

The heart of the home is a stylish, modern fitted kitchen that seamlessly flows into a spacious living room. This inviting area is perfect for entertaining or unwinding after a long day, and it opens out onto a charming balcony, where you can enjoy views of the tranquil canal side.

Additionally, the property comes with allocated parking, a valuable asset in this sought-after location. With no upper chain, this apartment is ready for you to move in and make it your own.

Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment at Nash Mills Wharf presents an excellent opportunity to enjoy modern living in a serene setting. Don't miss your chance to view this exceptional property.

### **Entrance Hall**

### **Living Room 13'2 x 11'1 (4.01m x 3.38m )**



### **Kitchen Area 9'5 x 6'11 (2.87m x 2.11m)**

### **Balcony**



### **Bedroom One 10'8 x 10'4 (3.25m x 3.15m )**



## En Suite



## Bedroom Two 10'7 x 8'0 (3.23m x 2.44m)

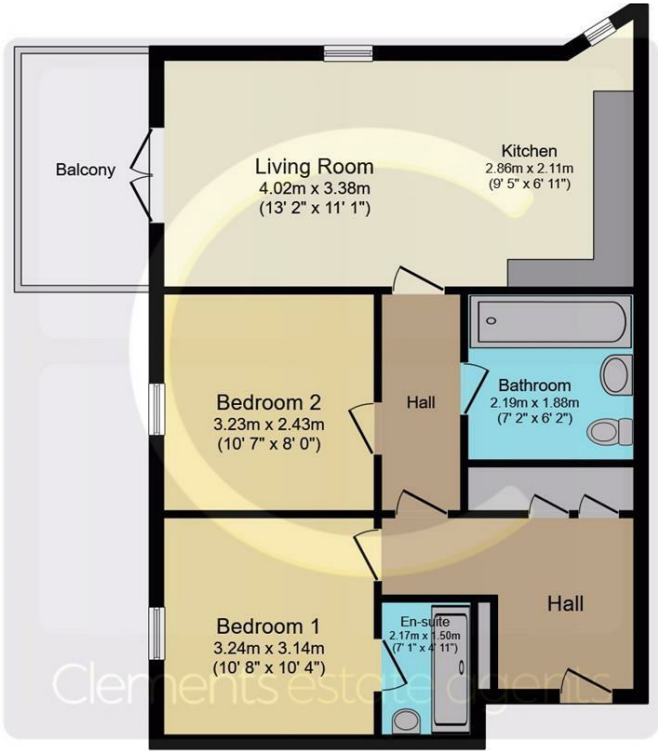


## Bathroom



## Allocated Parking

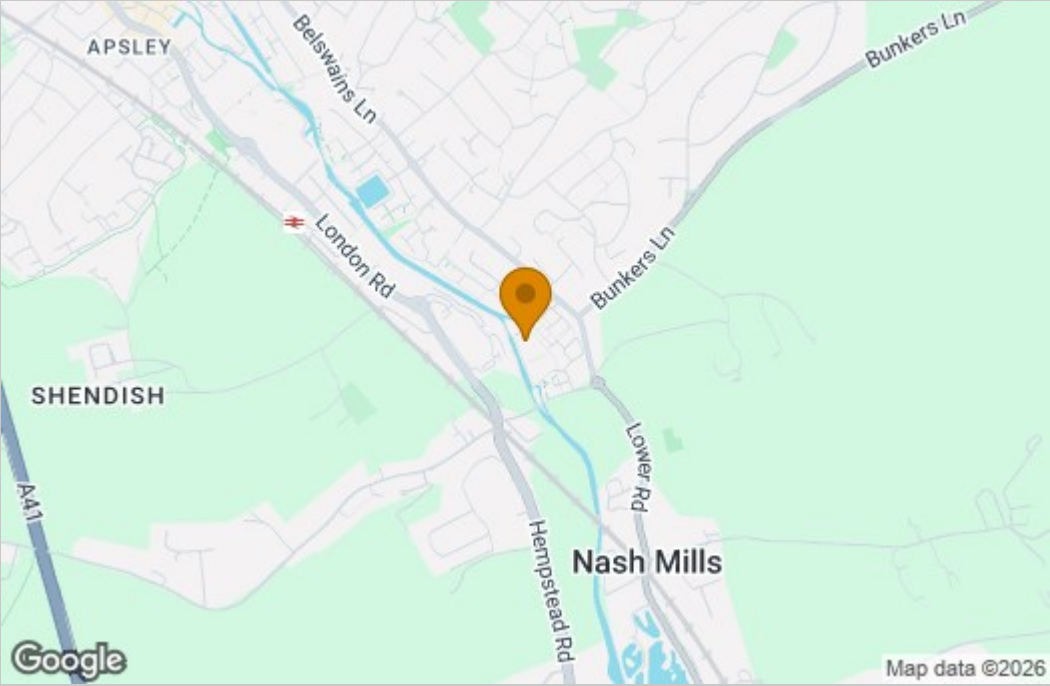
Floor Plan



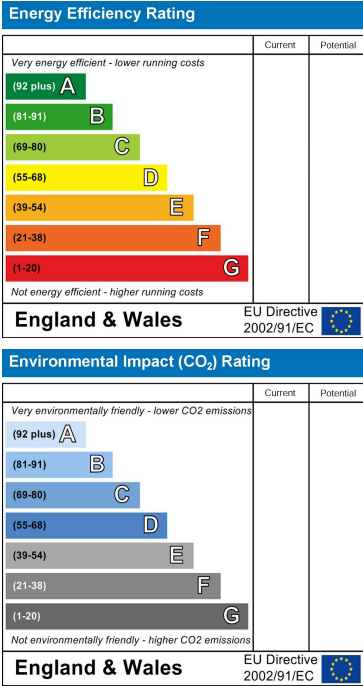
Floor Plan

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

Area Map



Energy Efficiency Graph



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