



Mulburries

The Embankment Nash Mills Wharf, Hemel Hempstead, HP3 9GH

Offers in excess of £325,000

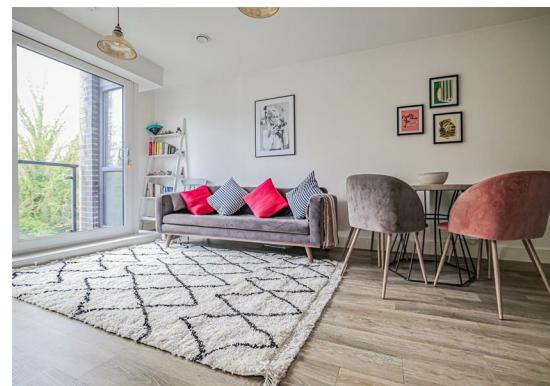


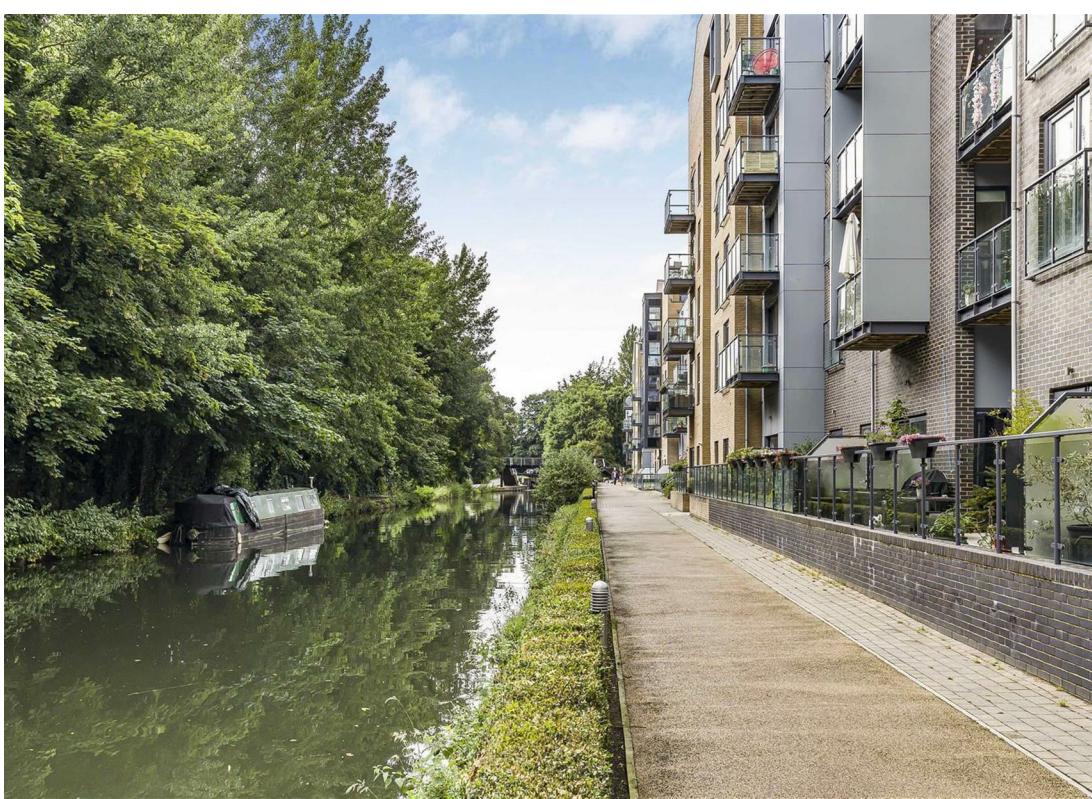
**The Embankment, Nash Mills
Wharf, Hemel Hempstead, HP3
9GH**

- Two Bedroom Apartment
- Balcony with Canal View
- En-suite + Family Bathroom
- Fitted Integrated Kitchen
- Open plan living
- One Allocated Secure Underground Parking Space
- Approximately 0.4 Miles to Apsley Train Station
- Over Flow Car Park & Bike Store
- EPC = B
- Tax Band = B

Mullburries offer to the market along The Embankment in the desirable Nash Mills Wharf area of Hemel Hempstead, this modern two-bedroom flat offers a perfect blend of comfort and contemporary living. Built in 2017, the property spans an impressive 614 square feet and features an open-plan living space that is both inviting and functional.

The heart of the home is the fitted integrated kitchen, which seamlessly flows into the reception area, making it ideal for entertaining or relaxing after a long day. Large windows allow natural light to flood the space, enhancing the warm and





welcoming atmosphere. Step out onto the balcony to enjoy picturesque views of the canal, a perfect spot for morning coffee or evening relaxation.

The apartment boasts two well-proportioned bedrooms, including a principle bedroom with an en-suite bathroom, ensuring privacy and convenience. A further family bathroom serves the second bedroom and guests alike, providing ample facilities for all.

For those with vehicles, the property includes one allocated secure underground parking space, along with an overflow car park for additional convenience. The location is particularly advantageous, being approximately 0.4 miles from Apsley Train Station, offering excellent transport links for commuters.

This flat is an ideal choice for professionals, couples, or small families seeking a modern home in a vibrant community. With its stylish design, prime location, and stunning canal views, this property is not to be missed.

Floor Plan

Third Floor
Approx. 62.8 sq. metres (676.4 sq. feet)

The floor plan illustrates the layout of the third floor. It features a balcony on the left, a large living room (3.61m x 4.42m / 11'10" x 14'6") in pink, a kitchen (3.61m x 1.98m / 11'10" x 6'6") in orange, and two bedrooms (2.40m x 3.43m / 7'11" x 11'3" and 2.40m x 3.43m / 7'11" x 11'3") in pink. A hallway in light green connects the rooms, leading to an en-suite bathroom (2.40m x 1.98m / 7'11" x 6'6") in light blue. The total area is approximately 62.8 sq. metres (676.4 sq. feet).

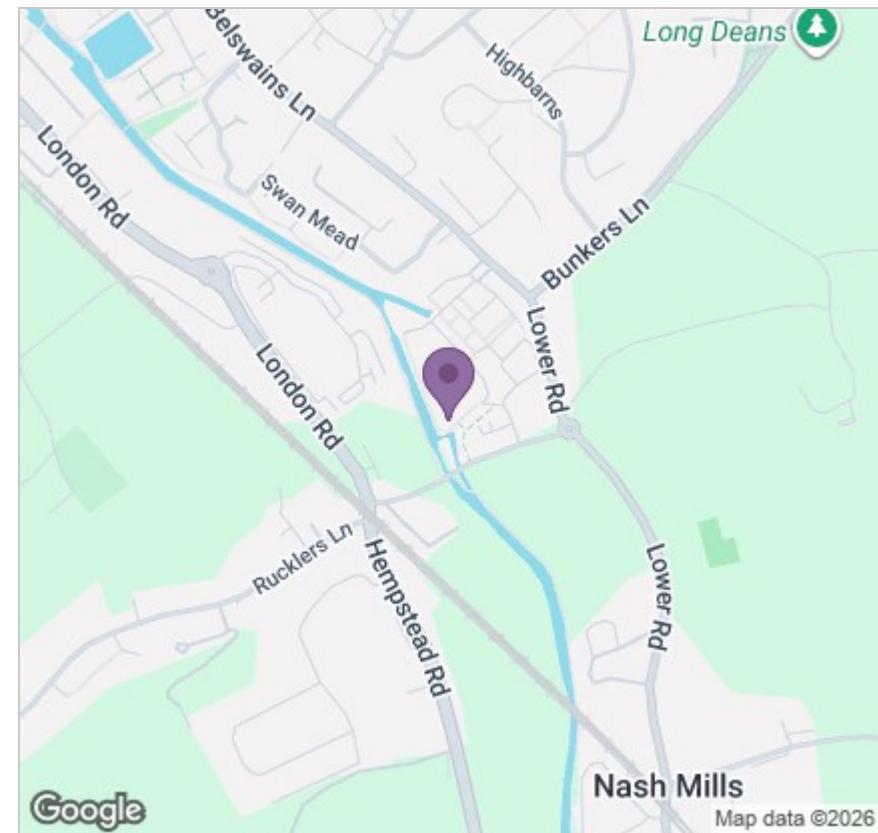
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Plan produced using PlanUp.

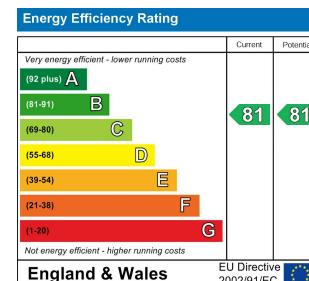
Viewing

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

Area Map



Energy Efficiency Graph



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