Clements estate agents









# The Embankment, Hemel Hempstead, HP3 9FY

## Offers In Excess Of £290,000

Located in the sought after Nash Mills Wharf development with the Grand Union Canal running alongside is this spacious and well presented second floor purpose built apartment. Boasting two bedrooms, newly fitted ensuite to master bedroom, living/dining room with balcony, modern fitted kitchen with integrated appliances, double glazing, newly fitted 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.

Situated in the desirable Nash Mills Wharf, this charming two-bedroom apartment offers a perfect blend of modern living and convenience. Spanning an impressive 646 square feet, this second-floor residence is part of a sought-after development, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a spacious 21'2 open plan living, dining, and kitchen area, which is bathed in natural light thanks to the double glazing. This inviting space is perfect for entertaining or simply relaxing, and it seamlessly extends to a delightful balcony, providing a lovely outdoor retreat. The modern fitted kitchen boasts integrated appliances, ensuring that cooking and hosting are both enjoyable and efficient.

The apartment features two well-proportioned bedrooms, including a master suite complete with a newly installed ensuite, offering a touch of luxury and privacy. The second bathroom is also newly updated, catering to the needs of family or guests with ease.

Additional benefits of this property include allocated parking, ensuring that you have a designated space in this bustling area. With its contemporary design and prime location, this apartment is not just a home; it is a lifestyle choice that combines comfort and accessibility. Don't miss the opportunity to make this splendid property your own.

**Entrance Hall**



**Living/Dining Room/Kitchen 21'2 x 12'0 (6.45m x 3.66m)**



**Living/Dining Room**



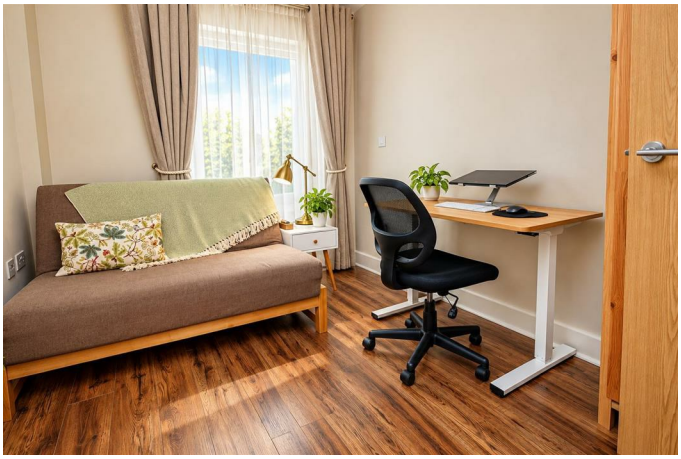
**Balcony**



## Modern Fitted Kitchen



## Bedroom Two 10'6 x 8'3 (3.20m x 2.51m)



## Bedroom One 14'9 x 8'10 (4.50m x 2.69m)



## Bathroom

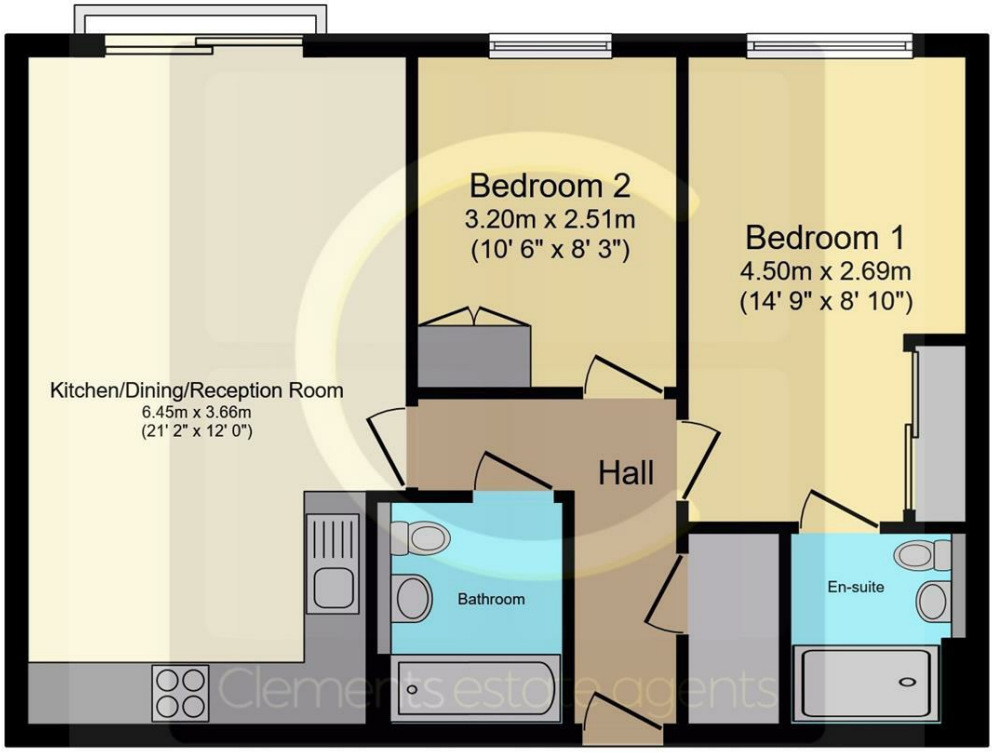


## En Suite



## Allocated Parking

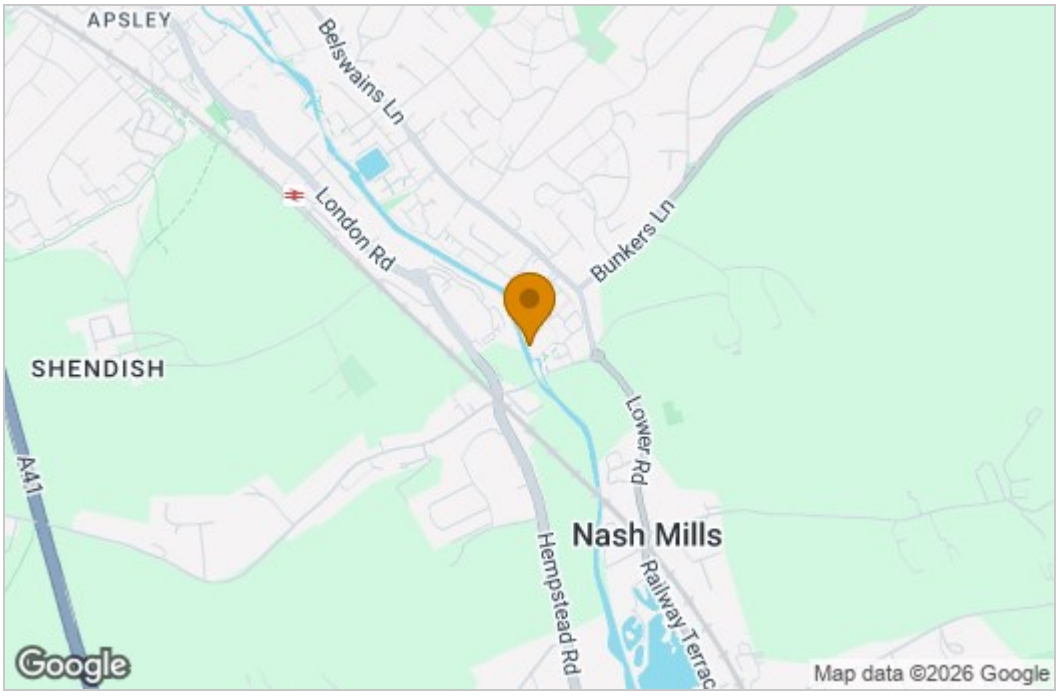
## Floor Plan



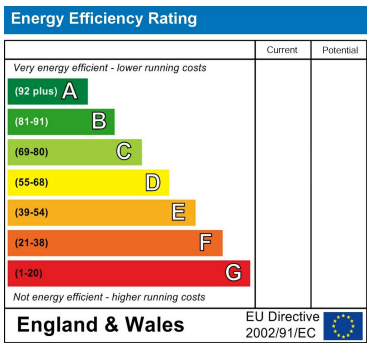

Second Floor

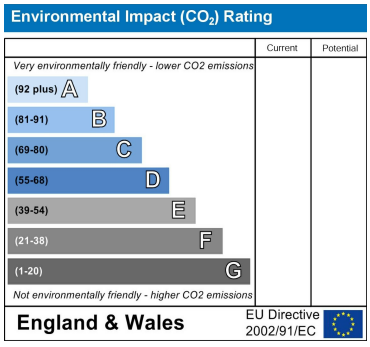
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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