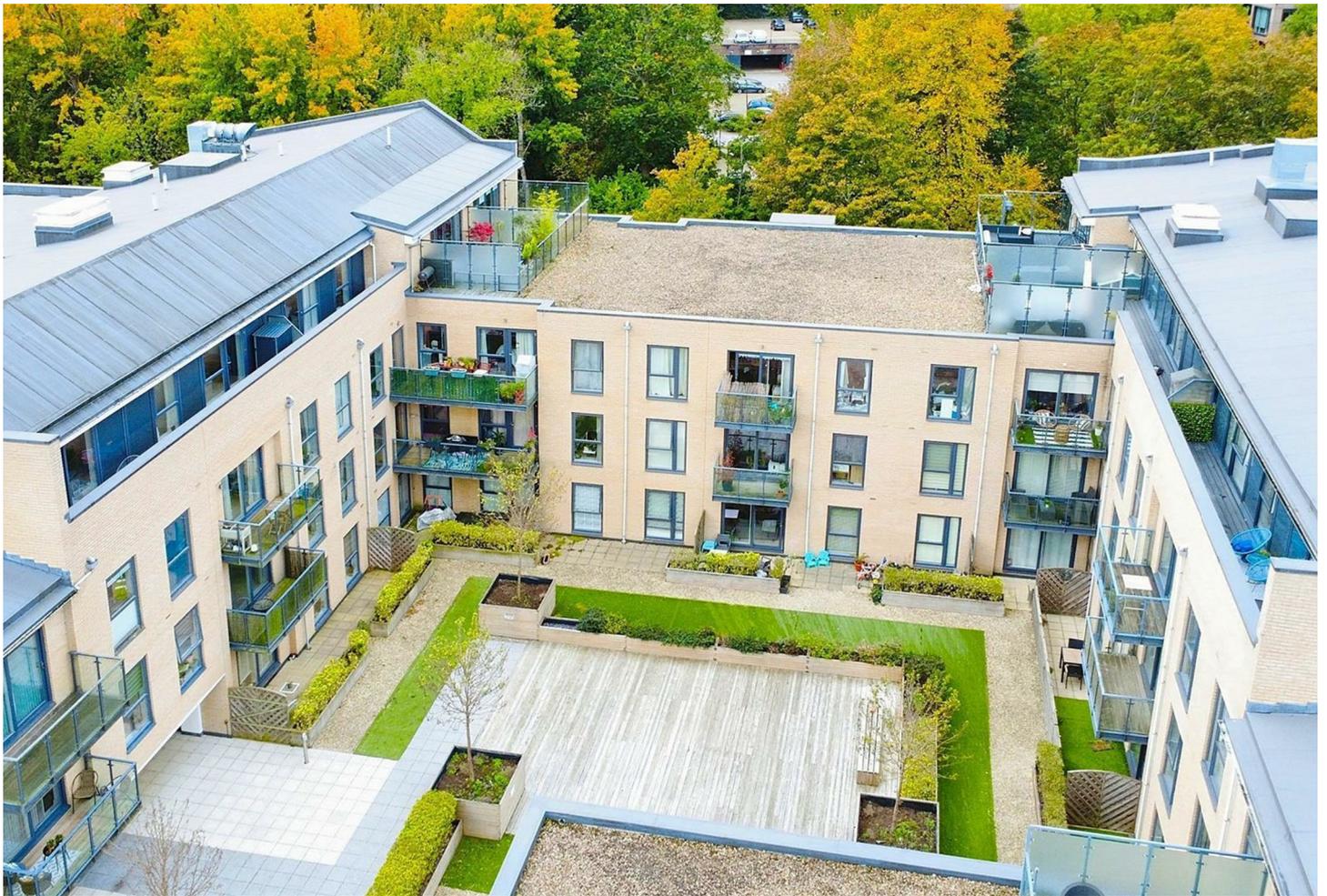




Clements estate agents



## The Embankment, Hemel Hempstead, HP3 9DH **£250,000**

Situated in the highly sought after Nash Mills Wharf development is this second floor purpose built Apartment. Boasting one bedroom, 16'2 lounge/dining room, modern fitted kitchen, double glazing, bathroom suite and allocated parking.

Located 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.

Welcome to Harrison House, a charming purpose-built second-floor apartment located in the desirable development of Nash Mills Wharf. This delightful one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

As you enter the apartment, you are greeted by a spacious 16'2 lounge/dining room, which provides an inviting space for relaxation and entertaining. The large windows are fitted with double glazing, ensuring a warm and quiet environment throughout the year. The well-proportioned bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this property is the absence of an upper chain, allowing for a smooth and hassle-free purchasing process. This is particularly advantageous for those eager to move in without delay.

Situated in a vibrant community, Nash Mills Wharf offers a range of local amenities and excellent transport links, making it easy to access the wider area. Whether you are looking to enjoy leisurely walks along the nearby waterways or take advantage of the local shops and restaurants, this location has something for everyone.

In summary, this one-bedroom apartment at Harrison House presents a fantastic opportunity for those seeking a modern and comfortable living space in Hemel Hempstead. With its appealing features and prime location, it is not to be missed.

### **Communal Hallway**

### **Entrance Hall**

### **Lounge/Dining Room 16'2 x 11'7 (4.93m x 3.53m)**



### **Modern Fitted Kitchen 8'9 x 5'9 (2.67m x 1.75m)**



### **Bedroom 12'2' x 10'2 (3.71m' x 3.10m)**

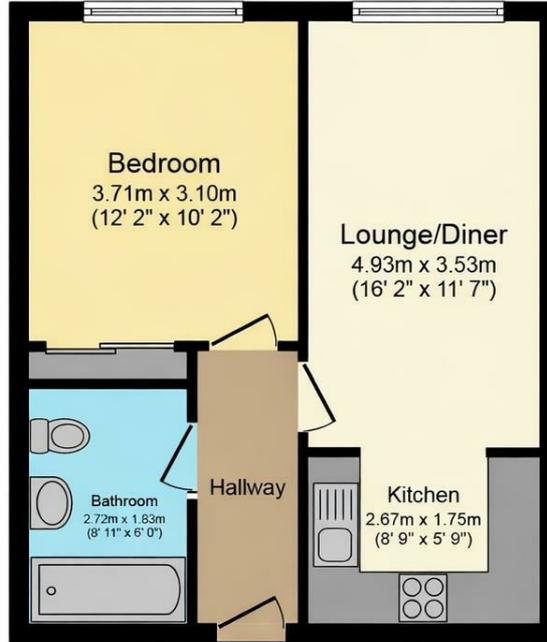


**Bathroom**



**Allocated Parking**

# Floor Plan



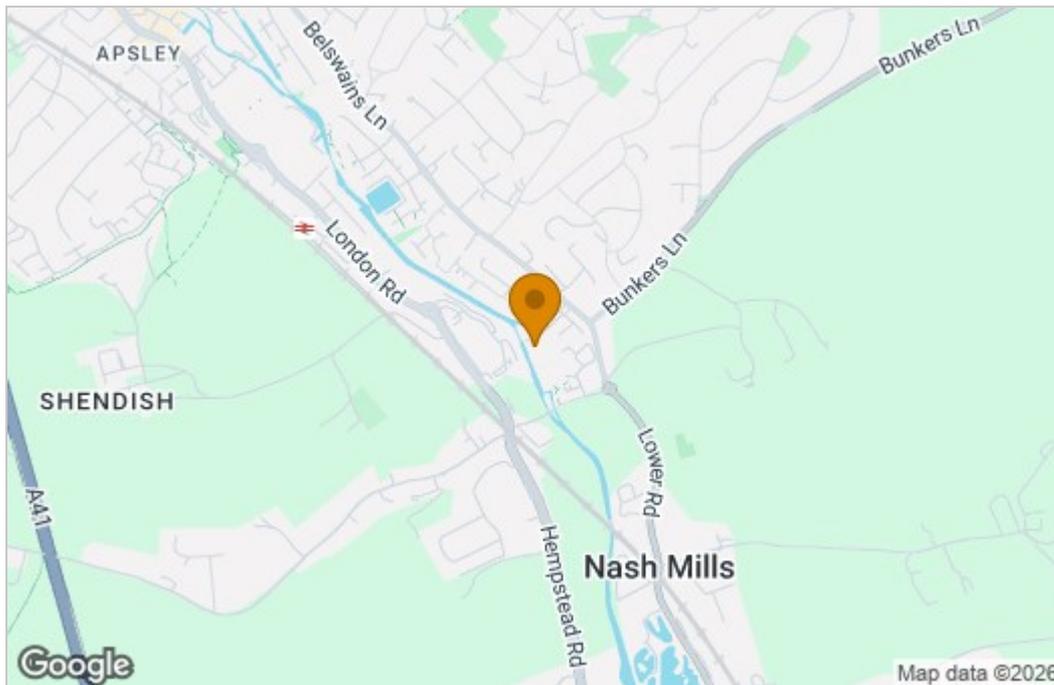
## Floor Plan

Floor area 40.8 sq.m. (440 sq.ft.) approx

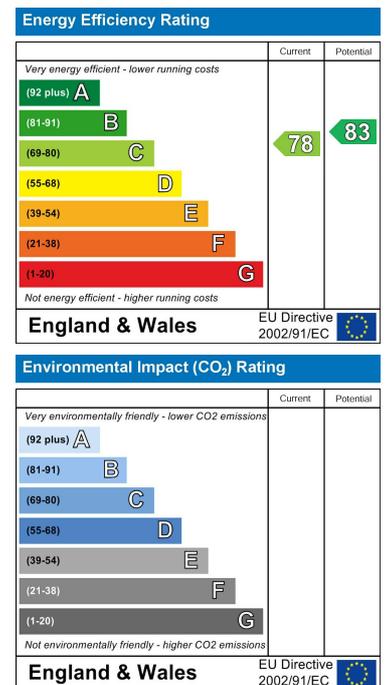
Total floor area 40.8 sq.m. (440 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © ProertivBOX

# Area Map



# Energy Efficiency Graph



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