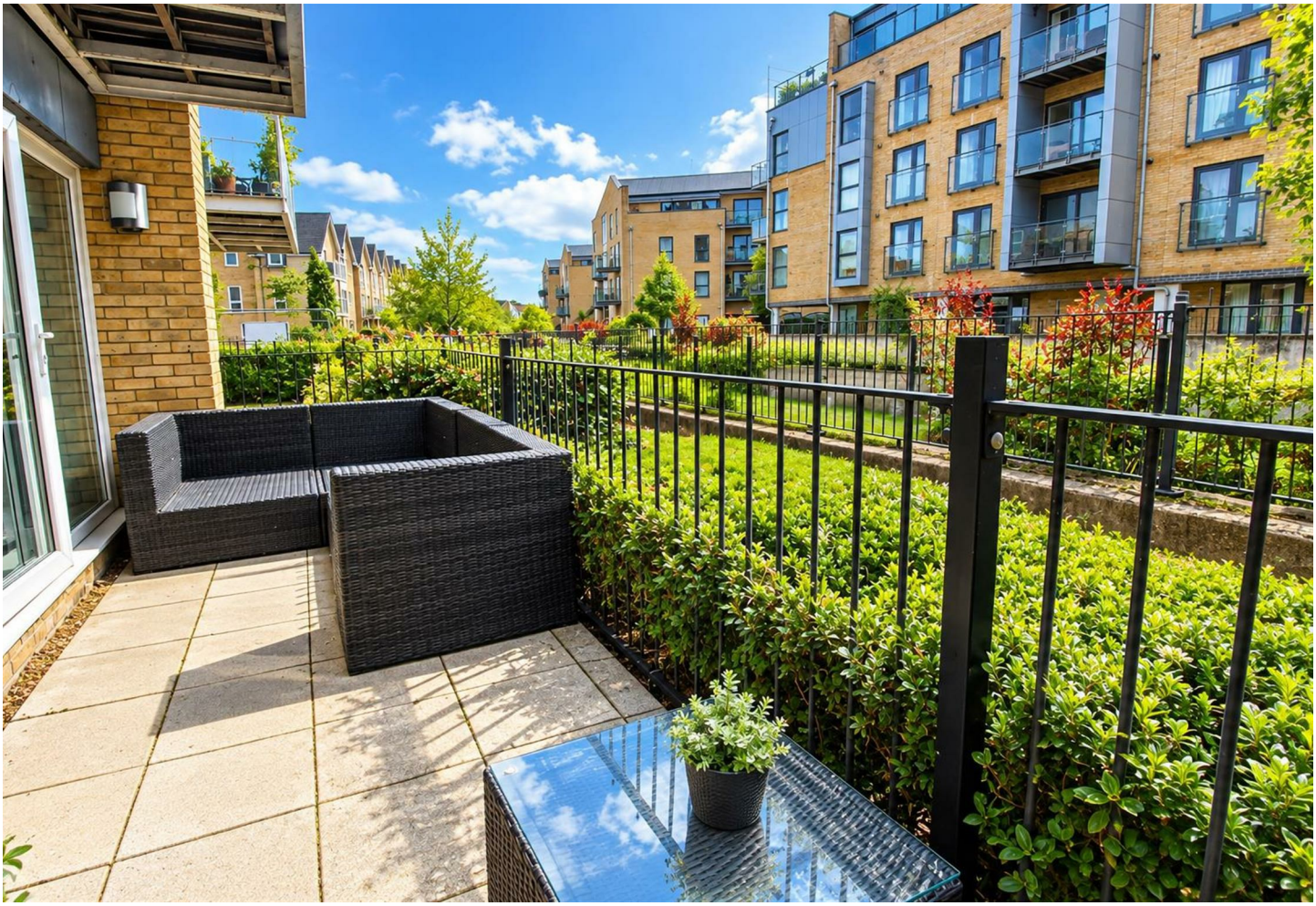
Clements estate agents









Croxley Road, Hemel Hempstead, HP3 9GY

Price £300,000

Situated in the sought after Nash Mills Wharf development is this immaculate ground floor purpose built apartment. Boasting two bedrooms, open plan lounge/dining room/kitchen, modern fitted kitchen with integrated appliances, terrace with views over the wharf, double glazing, gas central heating, contemporary bathroom suite, allocated parking and with the Grand Union Canal running alongside.

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.

Located in the desirable area of Nash Mills Wharf, this charming two-bedroom ground floor apartment offers a perfect blend of modern living and convenience. Spanning an impressive 710 square feet, the property features a spacious open plan lounge, dining room, and kitchen, which leads onto a terrace with views over the wharf, creating an inviting atmosphere ideal for both relaxation and entertaining.

The modern fitted kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will find it both functional and stylish. The apartment benefits from gas central heating and double glazing, providing comfort and energy efficiency throughout the year. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking extra space. The contemporary bathroom adds to the overall appeal, making it a delightful retreat after a long day.

Additionally, the property comes with allocated parking, a valuable asset in this sought-after location. Nash Mills Wharf is known for its picturesque surroundings and excellent transport links, making it an ideal choice for those commuting to London or exploring the beautiful Hertfordshire countryside. This apartment presents a wonderful opportunity for anyone looking to enjoy modern living in a vibrant community. Don't miss your chance to make this lovely property your new home.

Entrance Hall



Open Plan Lounge/Dining Room/Kitchen 12'4 x 13'9 (3.76m x 4.19m)



Lounge/Dining Room

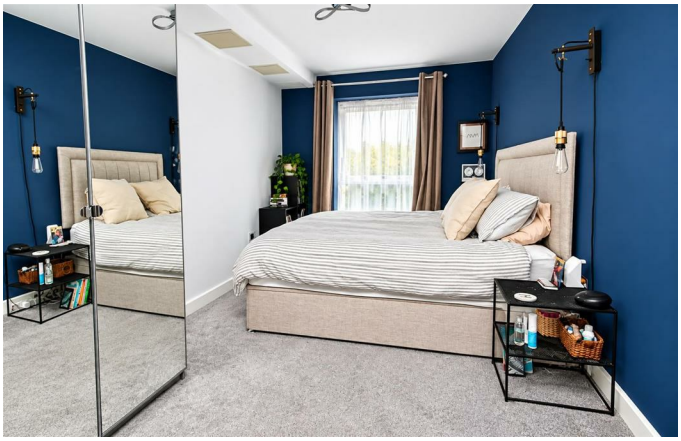


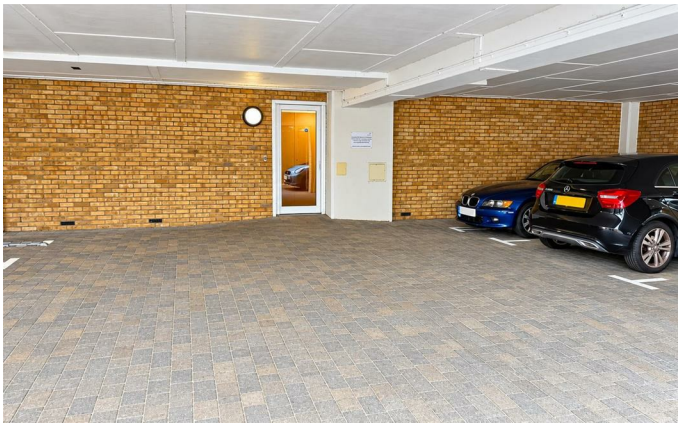
Terrace



Modern Fitted Kitchen

Bedroom One 16'9 x 9'2 (5.11m x 2.79m)





Bedroom Two 16'9 x 8'10 (5.11m x 2.69m)



Bathroom



Outside

Allocated Parking

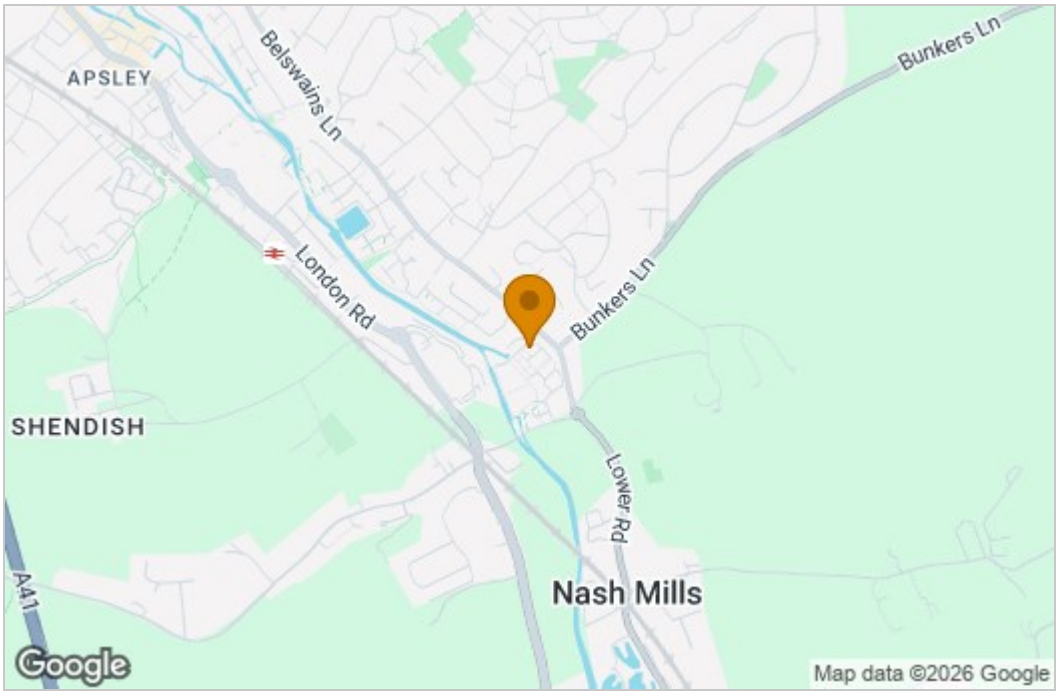
Floor Plan



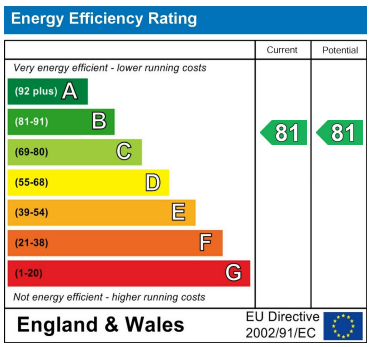
Floor Plan

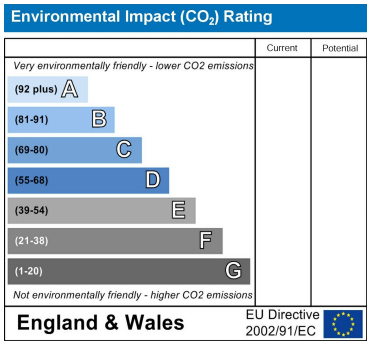
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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