



**The Embankment, Hemel Hempstead, HP3 9DH**  
**Asking price £245,000**

**Sears & Co**  
estate & letting agents

An immaculately presented one bedroom first floor apartment, situated on the exclusive Nash Mills Wharf development, located approximately 0.6 miles from Apsley mainline train station.

Accommodation includes an entrance hallway, open plan living and dining area, modern kitchen, spacious double bedroom and a family bathroom.

The property further benefits from one allocated parking space. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Nash Mills Wharf is a waterside residential area located alongside the Grand Union Canal. The area includes local pubs and access to nearby walking routes, with additional amenities available in the surrounding area. It is a practical location for both day to day living and commuting.

### Front Door

### Entrance Hallway

Wood effect flooring. Radiator. Airing cupboard. Access to the family bathroom, bedroom and living/dining area.

### Living/Dining Area

Double glazed sliding doors to the balcony. Wood effect flooring. Two electric radiators. Open plan to the kitchen area.

### Kitchen

Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with hob and extractor over. Integrated fridge freezer. Stainless steel sink with drainer unit and mixer tap. Recessed down lighting.

### Bedroom

Double glazed window. Electric radiator.

### Family Bathroom

Fitted with a three piece suite to include a panel enclosed bath with shower over, wall mounted wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Heated towel rail. Recessed down lighting.

### Parking

The property further benefits from an allocated parking space.

### Lease & Service Charge

The owners have advised that the property has approximately 112 years remaining on the leasehold. The owners have also advised that the property is subject to ground rent charges of £400 per year and service charges in the region of £1900 per annum. This information should be verified with a solicitor prior to any exchange of contracts.

### Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

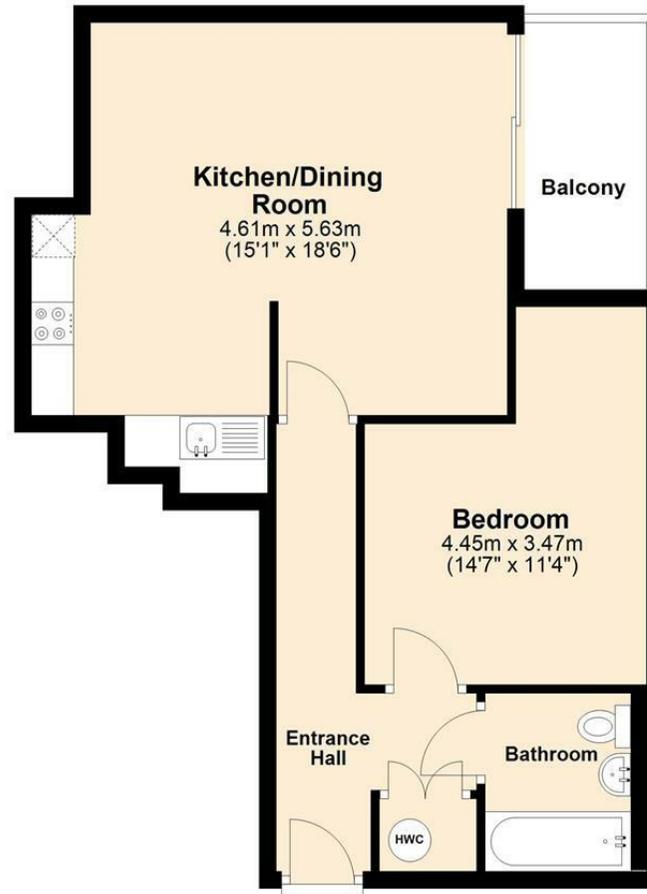


**Sears & Co**

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## Floor Plan

Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 50.7 sq. metres (545.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp. □

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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call: 01442 254 100

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

