



Harrison House The Embankment, Nash Mills Wharf

£315,000

proffitt  
& holt







## Harrison House The Embankment

Nash Mills Wharf, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this two bedroom first floor apartment located in the highly sought after Nash Mills Wharf development.

This apartment is offered to the market in excellent condition throughout and has been tastefully modernised by the current vendors.

The internal accommodation comprises entrance hall, open plan living/kitchen area (with doors opening out to a balcony overlooking a central water feature) two well-proportioned bedrooms (one with en suite) and separate family bathroom.

Externally the property boasts allocated parking and there are scenic views from both bedrooms.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





## Harrison House The Embankment

Nash Mills Wharf, Hemel Hempstead

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, The Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter, nearby Apsley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 and Junction 8 of the M1 are a distance of approximately two miles.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bathrooms
- First Floor
- Sought After Location
- Balcony
- Two Allocated Parking Spaces
- Well Presented Throughout







## General Information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

***For broadband and mobile speeds see: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***





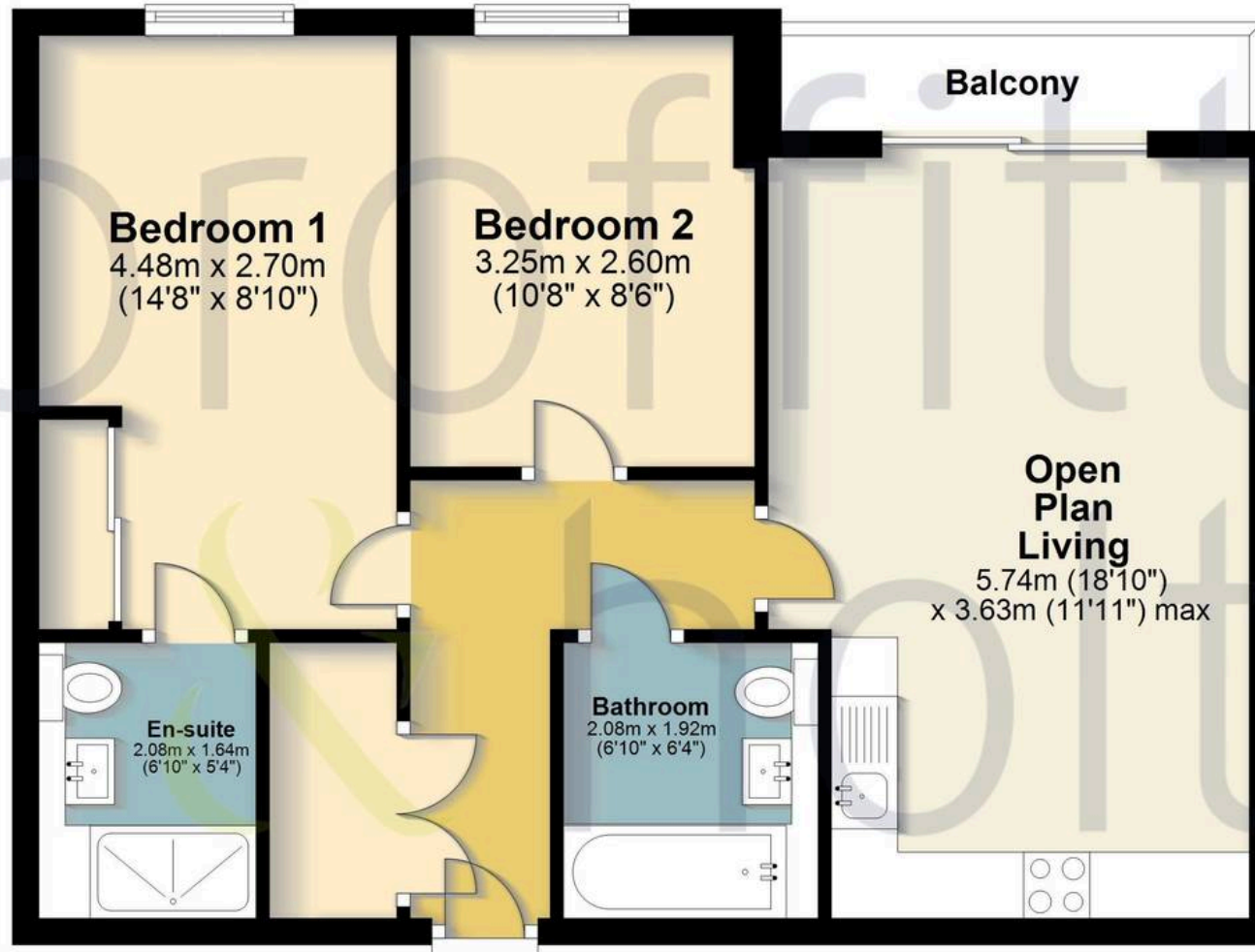






## First Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.







# Proffitt & Holt

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