



**Grover House The Embankment, Nash Mills Wharf HEMEL
HEMPSTEAD HP3 9GD**

welcome to

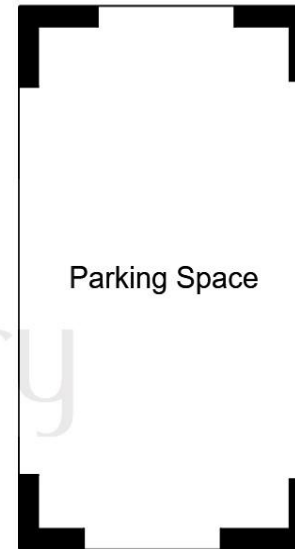
Grover House The Embankment, Nash Mills Wharf HEMEL HEMPSTEAD

Located in the sought after Nash Mills Wharf Development and being within 1 mile of Apsley Mainline Train Station with its links to London Euston is this very well presented two bedroom ground floor apartment which overlooks the canal. An ideal first time purchase - give us a call today !!





Floor Plan



Parking Space

Entrance Hall

Storage Cupboard

Open Plan Lounge / Kitchen
 24' 2" To Max x 11' 9" narrowing to 7' 10"
 (7.37m To Max x 3.58m narrowing to 2.39m)

Balcony

Bedroom One
 14' 8" To Max x 8' 9" Plus Recess (4.47m
 To Max x 2.67m Plus Recess)

En-Suite

Bedroom Two
 10' 2" x 9' 9" (3.10m x 2.97m)

Bathroom

Outside

Communal Garden

Allocated Parking

Total floor area 65.0 m² (700 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

welcome to

Grover House The Embankment, Nash Mills Wharf HEMEL HEMPSTEAD

- Sought After Residential Area
- Two Bedroom Ground Floor Apartment Overlooking The Canal
- Very Well Presented Throughout
- Modern Open Plan Lounge / Kitchen With Balcony
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 580.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111278](https://www.brownandmerry.co.uk/Property/HHD111278)



Property Ref:
HHD111278 - 0006

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