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**Nash Mills**

OFFERS IN EXCESS OF £350,000

# Nash Mills

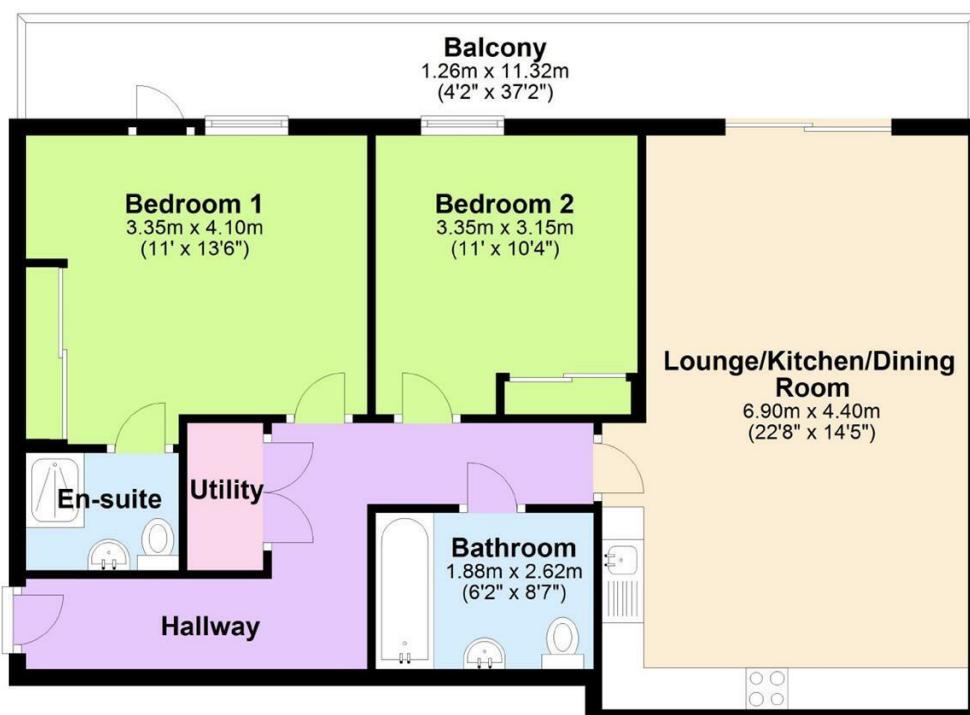
OFFERS IN EXCESS OF

£350,000

Two bedroom, two bathroom luxury apartment in this newly built and highly sought after development, Nash Mills Wharf.



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## Fourth Floor

Approx. 89.0 sq. metres (958.1 sq. feet)

Total area: approx. 89.0 sq. metres (958.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

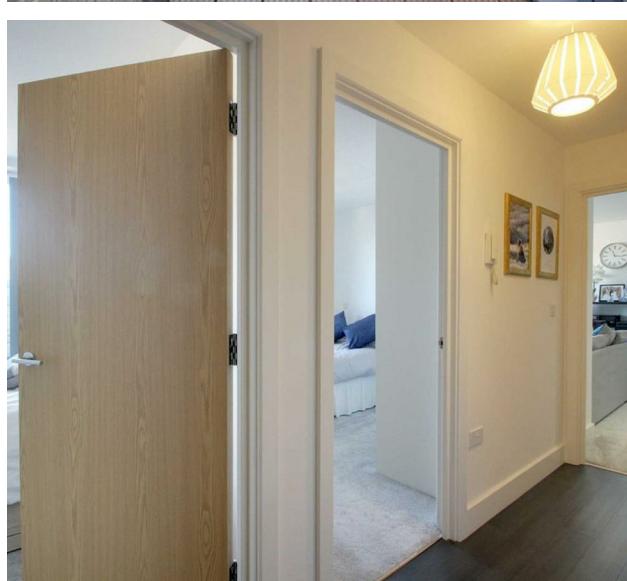
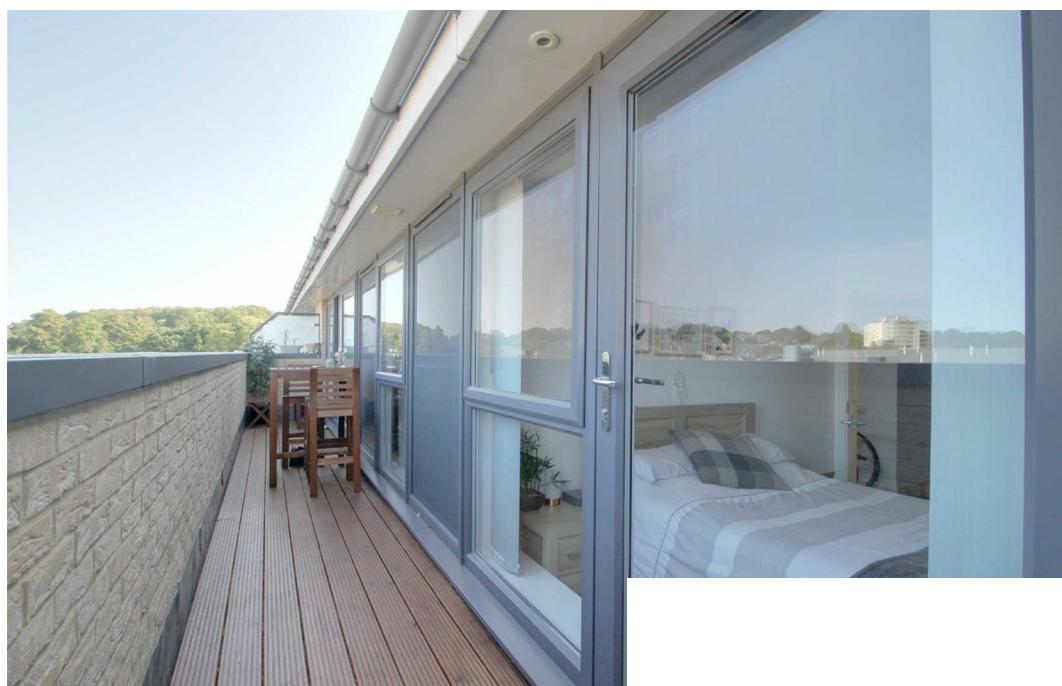
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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**Accommodation**  
The property has two double bedrooms both benefitting from fitted wardrobes and the master bedroom has an en-suite shower room with a further main bathroom off the hallway. This property also boasts a huge open plan kitchen/living room with patio doors leading out to the balcony.

The apartment also has a reserved underground parking space for one car .

This apartment is truly exceptional and is finished to an excellent standard and ready to move in to without any work needing to be done.

**The Location**  
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices. Housing developments combining the canal side location with the ease of access to Apsley railway station (offering direct access to London Euston) have been very successful.

Nash Mills Wharf is a highly desirable part of Apsley Lock and much of its charm is how peaceful and quiet it is. London Euston station is accessible in under 30 minutes from Apsley mainline station and this is an easy walk away.

**Leisure Pursuits Near To Apsley**  
When it comes to health and fitness, Hemel Hempstead, only 1 mile from Apsley boasts a wealth of leisure amenities that few towns can rival. The No 1 leisure destination is Jarman Square, to be found next to a Tesco Extra. This has extreme sports facilities, High Ropes, a skate park, as well as a multi-screen/IMAX cinema and family friendly eateries like Prezzo, Hungry Horse and Nandos. There's also a no-contract gym on the site. Other local sports amenities include Little Hay Golf Complex, where you don't need to be a member to play, and Hemel Hempstead Sports Centre, with squash and tennis courts, indoor and outdoor swimming pools, gym and exercise classes.

Finally, this enviable location also means easy access to some first-class visitor attractions, including historic St Albans, the 5,000-acre wooded Ashridge Estate, the De Havilland Aircraft Heritage Centre at London Colney and the Natural History Museum at Tring.

**Agents Notes For Buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.



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