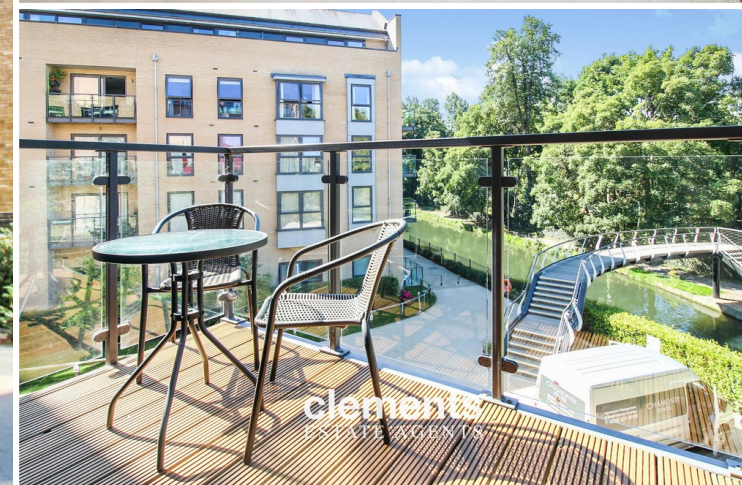


Asking Price Of **£240,000**

tel: **01442 214151**



## **Dickinson House, Nash Mills Wharf, Hemel Hempstead HP3 9DR**

Clements are pleased to offer this VERY well decorated one double bedroom second floor apartment offering a stunning balcony with superb waterside views. The property offers a modern luxury kitchen and bathroom, a spacious Lounge/Diner, double glazing, allocated parking and a lovely location over looking the canal and easy access to good local transport links. VIEWING ESSENTIAL!

- Luxury Apartment
- One Double Bedroom
- Good Decorative Order
- Balcony
- Superb Waterside Views





## Property Description

Clements are pleased to offer this VERY well decorated one double bedroom second floor apartment offering a stunning balcony with superb waterside views. The property offers a modern luxury kitchen and bathroom, a spacious Lounge/Diner, double glazing, allocated parking and a lovely location over looking the canal and easy access to good local transport links.

### COMMUNAL ENTRANCE

Security entrance door with stairs and lift leading to the second floor. Front door leading to:

### ENTRANCE HALLWAY

Well decorated with fitted carpet, large built in cupboard housing the boiler and plumbing and space for a washing machine, doors leading to:

### LOUNGE/DINER

17' 8" x 10' 10" (5.38m x 3.3m)

Very well decorated with two wall mounted radiators, fitted carpet, TV point, space for a dining table, double glazed patio doors to:

### BALCONY

A lovely waterside railing enclosed balcony with views over the canal and surrounding area.

### KITCHEN AREA 8' 6" x 7' 5" (2.59m x 2.26m)

Comprising a range of wall and floor mounted units with fitted work surfaces and inset sink with drainer, stainless steel oven with electric hob and extractor hood over, integral fridge and freezer, integral dishwasher.

### BEDROOM 13' 5" x 8' 7" (4.09m x 2.62m)

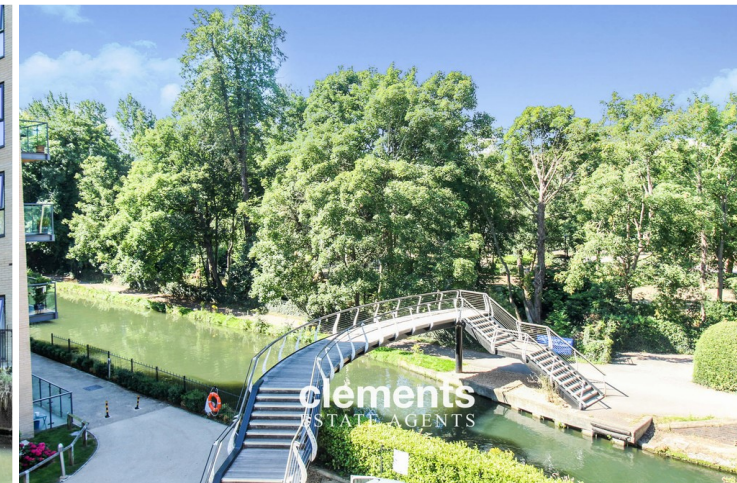
A lovely modern bedroom with double glazed windows and door leading on to a further 'Juliet' style balcony, a range of fitted wardrobes, fitted carpet.

## BATHROOM

Comprising a panel enclosed bath with mixer tap and shower attachment with shower screen, low level WC, wash hand basin, part tiled walls, heated towel rail.

## OUTSIDE

Allocated parking & communal grounds.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

142 Marlowes

Hemel Hempstead

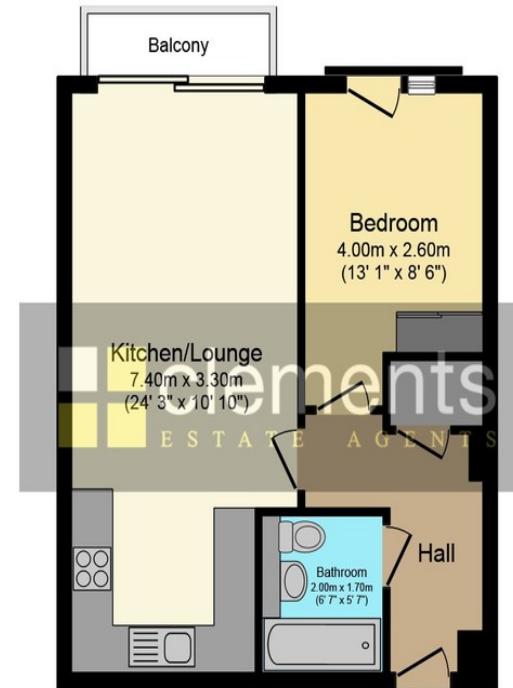
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### Floor Plan

Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 44.0 sq. m. (474 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.