

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**9 Blackwell House
The Embankment
Nash Mills Wharf
HP3 9FX**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in excess of £310,000 Leasehold



Spacious and well presented 2 Double Bedroom 1st floor executive Apartment located on this Canal Side development. Conveniently located for local shops, schools, amenities and mainline station with links to London Euston. Lounge/Kitchen/Dining Room with integrated appliances. Ensuite Shower Room to the Master Bedroom. Bathroom. Double glazing. Patio seating area. Secure covered allocated parking.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25

COMMUNAL ENTRANCE

Stairs or lift to the first floor.

Front door to :-

ENTRANCE HALL

Security entry phone system. Storage cupboard with an automatic washer dryer. Kardean Wood effect flooring. Electric panel heater.

LOUNGE/KITCHEN DINING ROOM

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching high gloss wall and floor mounted units comprising of both cupboards and drawers with feature lighting. Colour co-ordinated square edge work surfaces with matching upstandings. Integrated stainless steel oven and grill. Integrated hob with a stainless steel splash back and extractor hood over. Integrated fridge freezer. Kardean wood effect flooring. Recessed ceiling lighting. Electric panel heater.

MASTER BEDROOM

Double glazed window. Built in double wardrobe. Electric panel heater.

ENSUITE SHOWER ROOM

Fitted in white with chrome fittings and comprising of a ceramic tiled shower cubicle with fitted shower and shower door. Wall hung wash hand basin with mixer tap and a low level WC with a concealed cistern. Colour co-ordinated ceramic part tiled walls and tiled flooring. Wall mounted mirror. Heated towel rail. Shaver point. Recessed ceiling lighting.

BEDROOM 2.

Double glazed window. Electric panel heater.

BATHROOM

Fitted in white with chrome fittings and comprising of a panelled bath with mixer tap and shower attachment. Wall hung wash hand basin with mixer tap and a low level WC with a concealed cistern. Colour co-ordinated ceramic part tiled walls and tiled flooring. Wall mounted mirror. Heated towel rail. Shaver point. Recessed ceiling lighting.

OUTSIDE

PATIO

The property benefits from a spacious private patio seating area that leads on to the well kept communal gardens.

SECURE UNDER COVER ALLOCATED PARKING

Marked with the letters BA. This is an oversized end parking bay.

Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671