

**31 Longman House, Nash Mills  
Wharf, Hemel Hempstead,  
Hertfordshire, HP3 9GH**

David  
**Doyle**  
Sales and Lettings

**Offers Over £300,000** Leasehold



David Doyle are pleased to offer to the sales market this particularly nice example of a two double bedroom, two bathroom fourth floor apartment situated on this sought after canal side development overlooking attractive and well maintained communal gardens. The property benefits from a spacious open plan living area with an integrated kitchen and `Juliet` balcony, two well proportioned bedrooms with peaceful garden views, generous family bathroom, ensuite shower room to master bedroom and secure undercover allocated parking, bike store and a further overflow car park. Conveniently located for local shops, amenities, The Grand Union Canal, Apsley Lock marina and mainline station with links to London Euston.

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 access points.

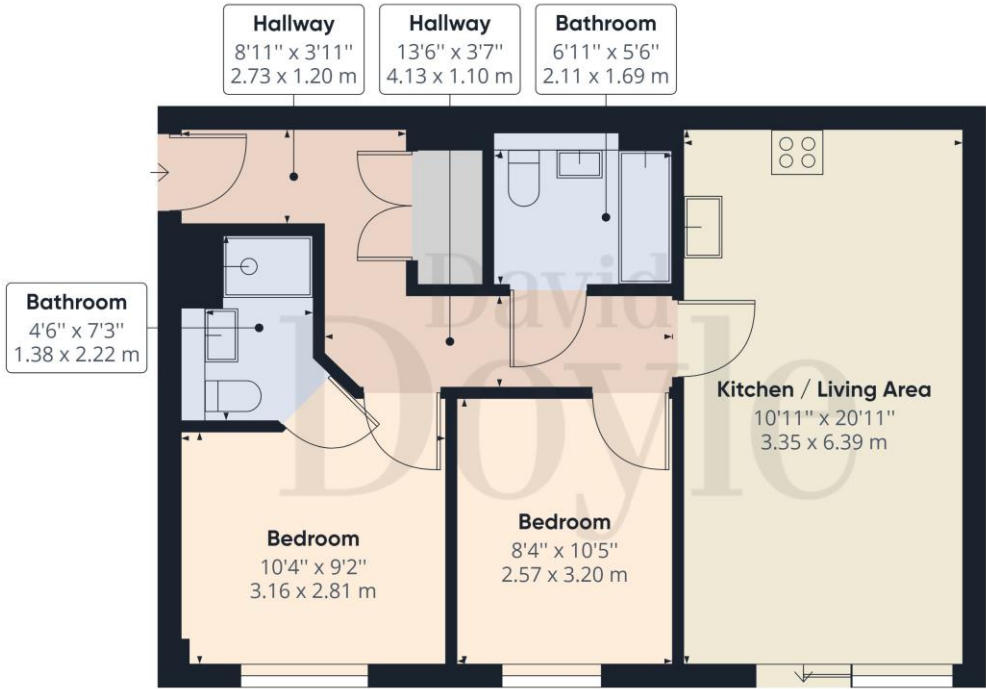
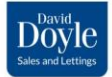
Two Bedroom Apartment

Family Bathroom & En Suite To Master

Good Order Throughout

Secure Allocated Under Cover Parking

Communal Gardens  
 Exclusive Canal Side Development  
 Fully Integrated Kitchen  
 Large Utility Cupboard  
 Overflow Car Park & Bike Store  
 Viewing Advised  
 Council Tax Band D  
 Tenure -Leasehold

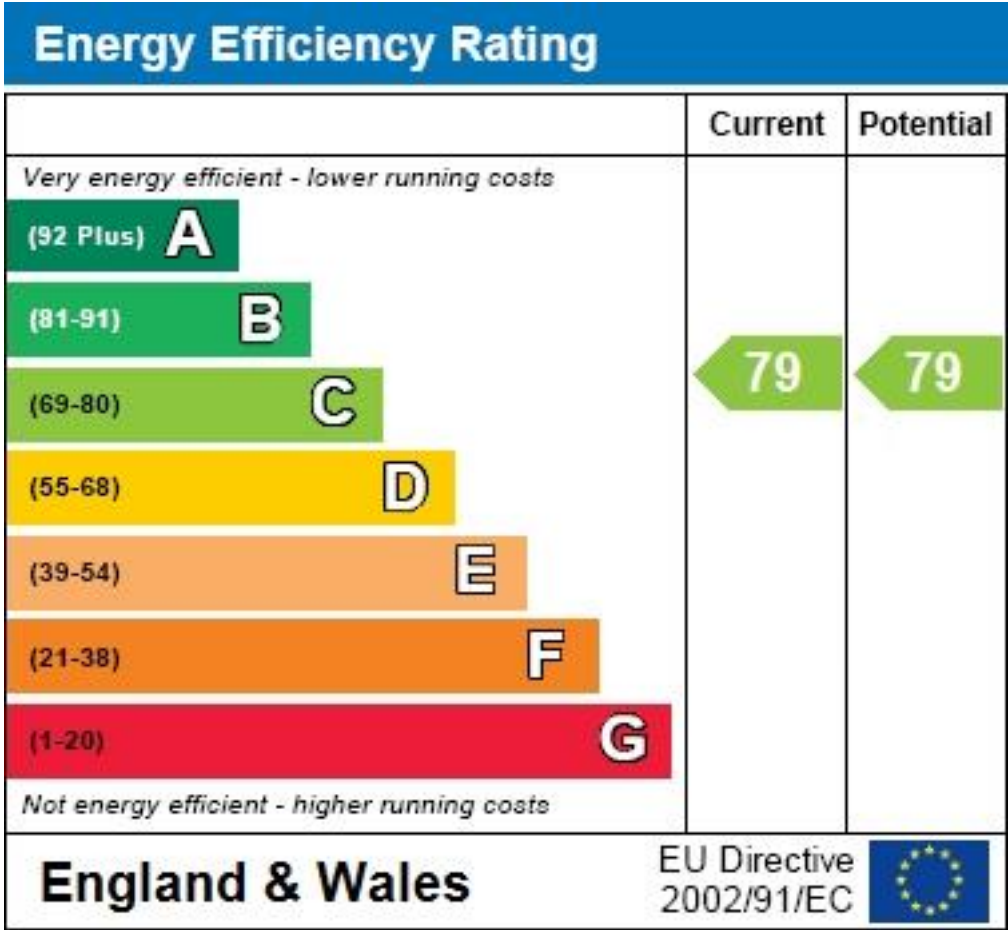


Approximate total area<sup>(1)</sup>  
 618.45 ft<sup>2</sup>  
 57.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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