



Fourdrinier Way  
Hemel Hempstead, HP3 9RP

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## Fourdrinier Way, Hemel Hempstead

Welcome to this ground floor 1-bedroom apartment nestled within this prestigious building.

Boasting a prime location, this residence offers unparalleled views overlooking the tranquil canal, creating a serene and picturesque backdrop for your daily life. Step inside, and you'll be greeted by an inviting open-plan living space that seamlessly blends the kitchen and lounge area. The kitchen is equipped with a comprehensive range of modern units and appliances, ensuring that meal preparation is easy.

The lounge area features built-in units that provide both storage and a space for a TV. The generously sized bedroom offers a peaceful retreat, while the bathroom boasts a shower over a bath, WC and hand basin.

Furthermore, this apartment comes with the added convenience of private parking.

With its fabulous canal-side location, easy walking distance to Hemel Hempstead BR station and local shops this apartment is an ideal choice for a buyer looking to commute.

Apsley is a fantastic location for commuters, as the train station is located centrally, providing fast and frequent railway service into London Euston in 24 minutes. Close by is the A41, which provides access to the M25 and M1. Shopping options are great in Apsley, with lots of large well known stores, such as Sainsburys, Pets at Home, Dunelm, Wickes, and The Range..

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- Canal-side location
- One bedroom apartment
- Ground floor
- Prestigious building.
- Walking distance to train station and town centre
- Close to shops
- Off street parking
- Over 100 year lease
- Currntly rented for £1000pcm
- Can be sold with vacant possession

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor Plan

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 38.5 sq. metres (414.9 sq. feet)

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



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)