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Fourdrinier Way  
Hemel Hempstead, HP3 9RP

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## Fourdrinier Way, Hemel Hempstead

This contemporary, immaculate Two-Bedroom Top Floor Apartment in Apsley is perfectly positioned just a short walk from the train station. The bright and well-presented apartment offers stylish and convenient living—ideal for commuters, first-time buyers, or investors. The property also benefits from secure entry and one allocated parking space.

As you step inside, you're welcomed by a hallway providing access to all rooms and the boarded loft that spans the size of the flat providing excellent storage.

The spacious lounge/diner is filled with natural light and flows into the well-equipped kitchen, which offers plenty of base and wall units, along with space for a freestanding fridge/freezer, washing machine, and dishwasher.

The principal bedroom is a generous double, while the second bedroom is also a good size—currently used by the owners as a dressing room and home office, offering great flexibility to suit your lifestyle.

The modern bathroom is fitted with a contemporary three-piece suite, including a bath with a rainfall shower over, pedestal sink, and WC.

This lovely apartment offers a fantastic combination of space, light, and location—just moments from local amenities and excellent transport links. A great opportunity not to be missed.

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

- Contemporary two bedroom apartment
- Immaculate throughout
- Large lounge/diner
- Modern bathroom
- Top floor
- Walking distance to train station
- Walking distance to shops
- 102 year lease
- Boarded loft

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Floor Plan

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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