



Evans Wharf
Hemel Hempstead, HP3 9WN

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Evans Wharf, Hemel Hempstead

Located within the highly desirable Apsley Marina development, this spacious second floor, two-bedroom, two-bathroom apartment offers modern living in a vibrant waterside setting. With restaurants, a pub, and a convenience store all just moments from your doorstep, the property combines lifestyle and convenience in equal measure.

The apartment features two generous double bedrooms, including a principal bedroom with an en suite shower room, as well as a separate family bathroom. The bright and airy lounge benefits from a Juliette balcony, providing plenty of natural light and a pleasant outlook over the Marina. The kitchen is well-equipped with built-in appliances and offers enough space for a breakfast table, making it ideal for both everyday living and entertaining.

Additional benefits include gas central heating and the convenience of no upper chain, allowing for a swift and hassle-free purchase. Just a five-minute walk from Apsley BR station, with direct trains to London Euston, this apartment is perfect for commuters, first-time buyers, or investors seeking a property in a prime location.

Early viewing is highly recommended.

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

- Apsley Marina Location
- Two Double Bedrooms
- Lounge with Juliette Balcony Facing The Marina
- Permit Parking
- Two Bathrooms
- Applianced Kitchen
- Second Floor
- 100 year lease

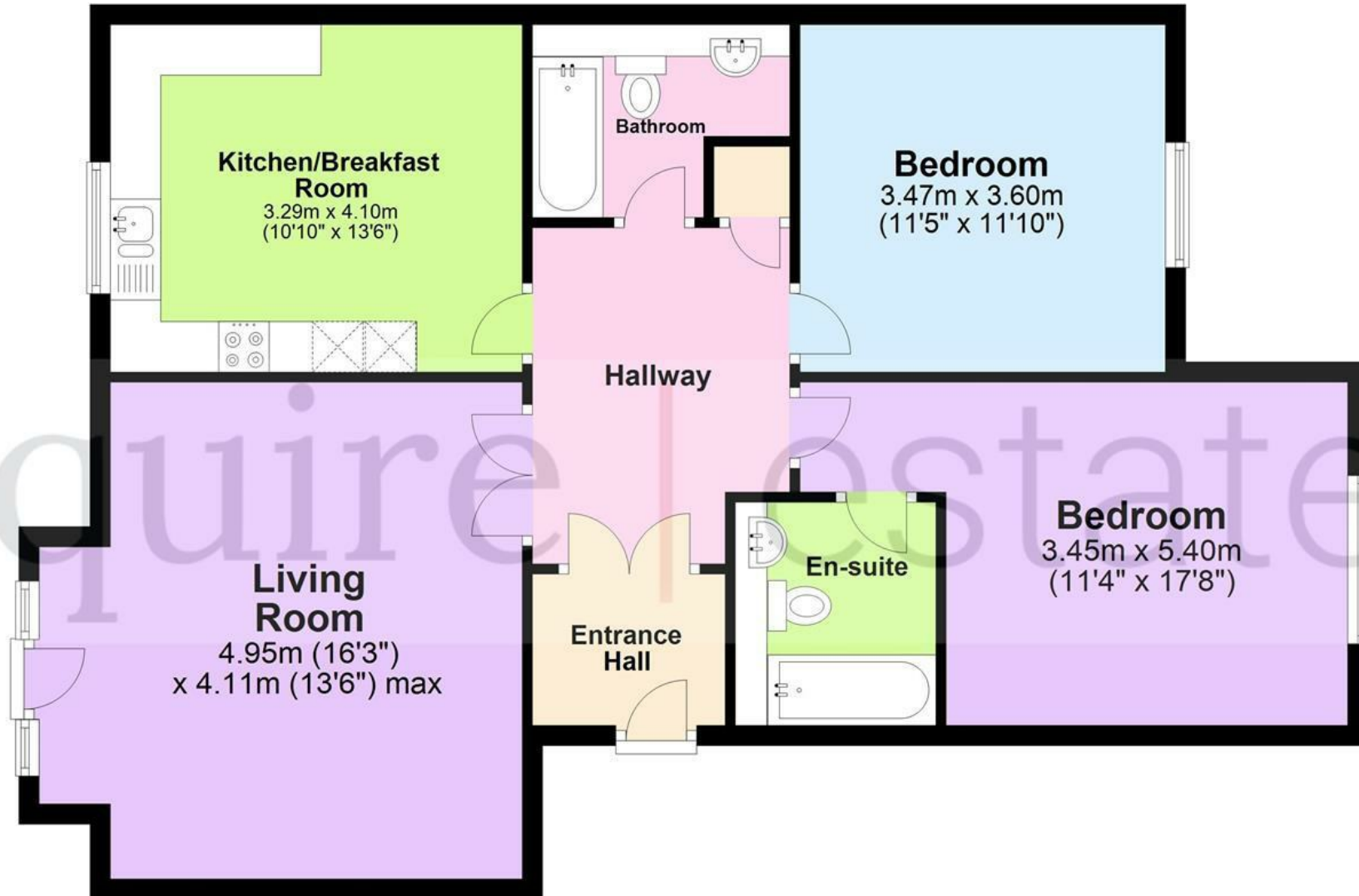
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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. 86.0 sq. metres (925.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 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

Plan produced using PlanUp. □



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