



Fourdrinier Way
Hemel Hempstead, HP3 9RP

squire | estates

Fourdrinier Way, Hemel Hempstead

This large TWO bedroom apartment is located on the second floor of this apartment building with ONE PARKING space, next to the canal in Apsley and within walking distance of APSLEY TRAIN STATION.

The bright and spacious apartment features a good size entrance hall with access to loft space. Doors leading to a good size double aspect lounge and open plan kitchen. The kitchen is fitted with ample base and wall units, integrated fridge/freezer and space for washing machine and dishwasher.

The principle bedroom is a large double with built in wardrobes and an EN-SUITE bathroom, bedroom two is also a large double off the hallway where you will also find a modern family bathroom..

The property benefits from one covered allocated parking space

Located within walking distance to the station, this property offers easy access to transportation links, making it a great choice for commuters or those who value convenience.

Overall, this apartment offers a fantastic combination of style, comfort, and practicality, making it a must-see for anyone seeking spacious living space.

Apsley, is close to Hemel Hempstead with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

Close by in Hemel Hempstead, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowls, splash area, skate park and childrens play area.

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

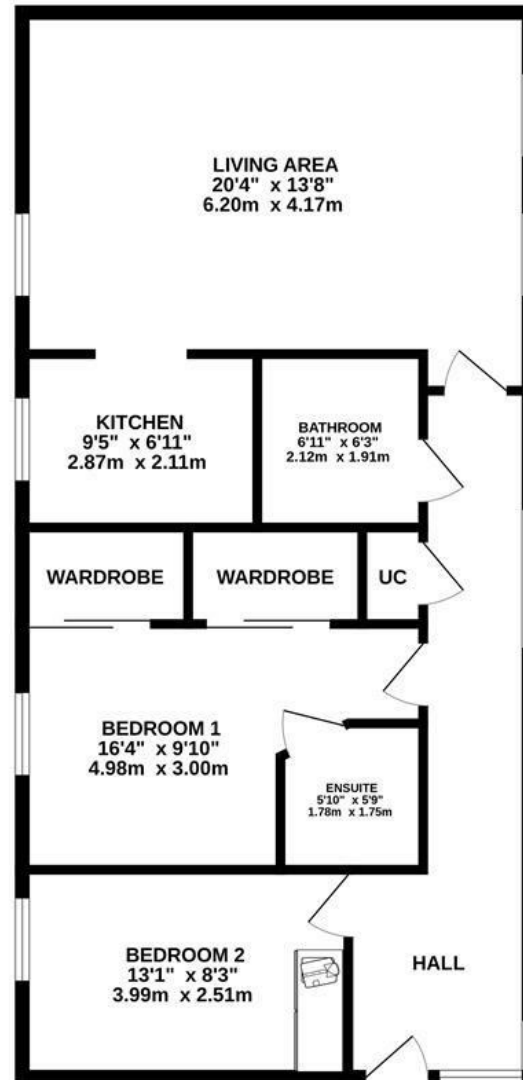
- Two double bedroom apartment
- Two bathrooms
- Large living area
- Allocated parking
- Walking distance to Apsley station
- Close to the shops
- Council tax band D
- 104 year lease

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			
(69-80) C		72	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	

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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