



Stephenson Wharf
Hemel Hempstead, HP3 9WX

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Stephenson Wharf, Hemel Hempstead

A spacious TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT, located within WALKING DISTANCE OF APSLEY TRAIN STATION. The property includes A SOUTH-WEST FACING JULIETTE BALCONY, has a MODERN FULLY FITTED KITCHEN and a two parking permits are included.

The property opens up to a larger than usual bright hallway, off of the hallway are two spacious double bedrooms, with the main bedroom inclusive of an en suite bathroom. The living room has ample space, providing the perfect room for hosting family and friends and benefits from a south-facing juliette balcony. The separate kitchen is finished to a high specification including integrated appliances. The modern design allows a good open space with ample base and wall units, with space for a dining table.

There is a modern fully tiled family bathroom comprising of a bath with shower fitting, WC and sink with vanity unit.

There are 104 years left on the lease.

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. The Two Waters Primary School is close by and the closest Secondary School is Longdean. Shopping options are great in Apsley, with lots of large well known stores, such as Pets at Home, Dunelm, Wickes, Argos and Wren Kitchens.

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 Bedroom Apartment
- En Suite To Principle Bedroom
- Large Kitchen Diner
- Juliette Balcony
- Apsley Marina
- Chain free
- Near to Apsley train station
- Council Tax Band D
- 104 years left on lease
- Ground rent £150pa Service charge £2102pa

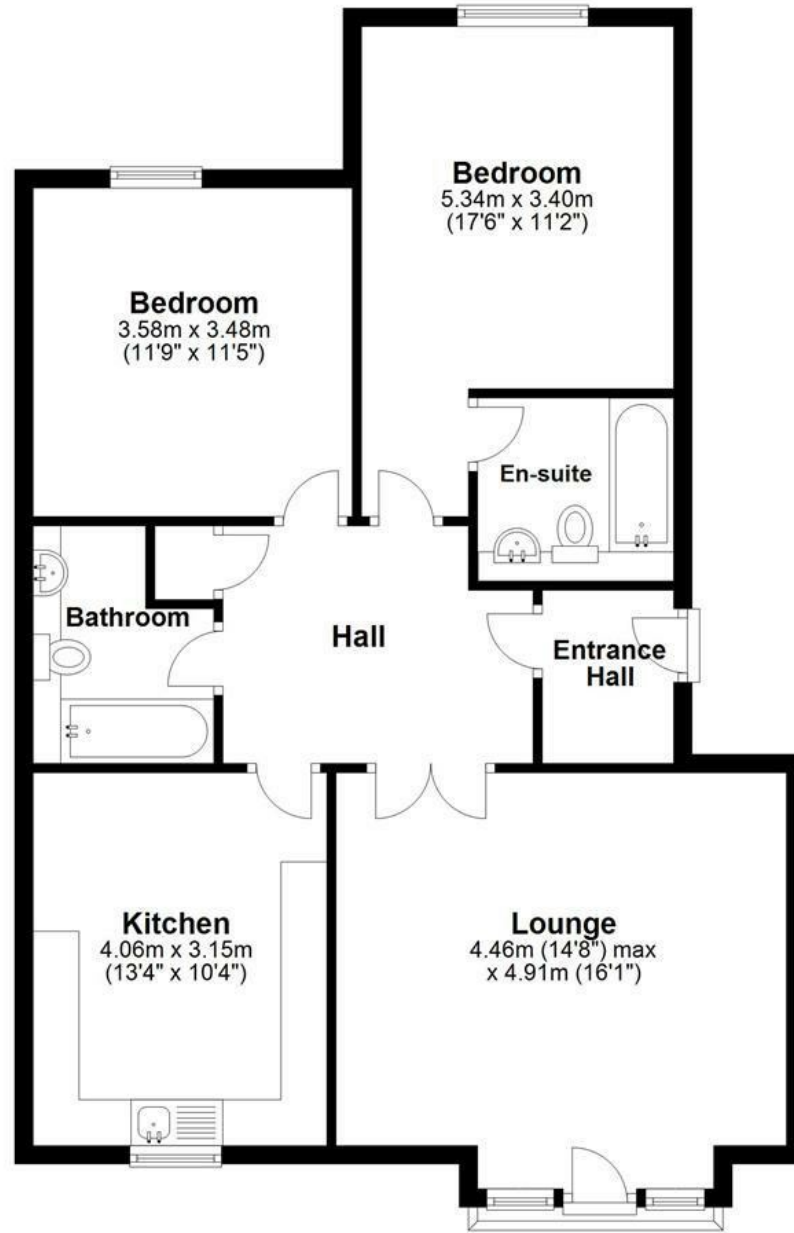
To Book a Viewing

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	

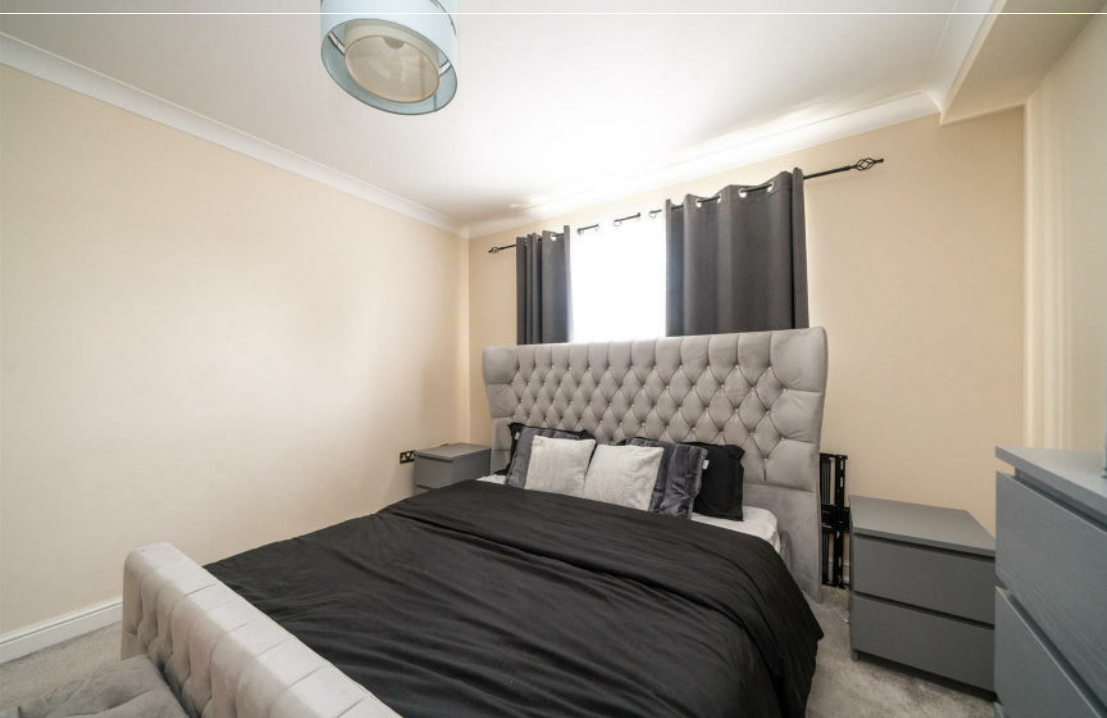
Floor Plan

Approx. 86.0 sq. metres (926.0 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 sq. feet)

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



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