



Evans Wharf  
Hemel Hempstead, HP3 9WN

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## Evans Wharf, Hemel Hempstead

**\*\*Currently under refurbishment\*\*** This larger than standard executive two bedroom top floor apartment with views over the marina and canal with accommodation comprising entrance hall, lounge/diner with balcony, fitted kitchen, two bedrooms, en-suite to master, further bathroom, gas central heating and offered unfurnished. Available from 06/04/24

## Features

- Under refurbishment
- Two DOUBLE bedrooms
- Executive apartment suite
- En-suite
- NEW Washer dryer, dishwasher, fridge freezer, Microwave and oven
- 2 Parking spaces
- Available from 06/04/24
- EPC - C
- Council tax - D
- Balcony with stunning views

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



