



Fourdrinier Way  
Hemel Hempstead, HP3 9RP

squire | estates

---



## Fourdrinier Way, Hemel Hempstead

This modern, spacious 2-bedroom top-floor apartment is ideally located close to the canal and within walking distance of Apsley BR station.

The property boasts a bright open-plan kitchen, living, and dining area, featuring ample wall and floor units, complementary work surfaces, and integrated appliances—perfect for contemporary living.

The apartment offers two generously sized double bedrooms, providing plenty of space for relaxation and storage. A well-appointed family bathroom boasts a bath with shower over, WC and wash basin.

Additional benefits include an allocated parking space.

The property is situated in Apsley village, close to Apsley mainline station with a fast and frequent railway service into London Euston in 24 minutes. Also close by are both the M1 and M25 motorways, making the area ideal for commuters.

Additional amenities also within walking distance, including the Canal and the Apsley Marina development, offering a choice of restaurants.

For sale with no upper chain this apartment is an excellent choice for those seeking modern living in a desirable location.

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 location
- Two double bedrooms
- Bright and spacious lounge
- Kitchen with integrated appliances
- Bath/shower room
- Allocated parking
- Walking distance to Apsley BR Station
- No Upper chain

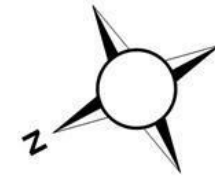
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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

# Floor Plan

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 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.





67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)