



REGENT  
ESTATES



# EVANS WHARF, HEMEL HEMPSTEAD

£1,450 PCM

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## ACCOMMODATION

AVAILABLE NOW! A well presented two double bedroom two bathroom top floor apartment situated at the very heart of Apsley, benefitting from hard flooring throughout and a BALCONY from the reception room overlooking the lively Marina, a popular destination offering bars and restaurants for residents and visitors. Private residents' permit parking for two cars. Gas central heating. EPC Rating B. Council Tax Band D.

Accommodation: Entrance hall, kitchen with appliances, good size living/dining room with balcony, master bedroom with ensuite shower room, second double bedroom, family bathroom.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## LOCATION

## OUTSIDE

## VIEWING

Strictly by appointment through Regent Estates.

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