



REGENT
ESTATES

STATIONERS PLACE, HEMEL HEMPSTEAD

£425,000 Leasehold

ACCOMMODATION

An exceptional canal-side duplex apartment offering over 1,800 sq ft of flexible living space, available with no upper chain. Set within an exclusive development overlooking Apsley Marina, this superb home enjoys beautiful views and convenient access to local amenities.

The accommodation is presented in outstanding condition throughout. A spacious entrance hall with ample storage leads to a fantastic dual-purpose living/dining room, which opens seamlessly into a fully integrated, newly installed kitchen/ breakfast room featuring a range of wall and base units. Also on this level is the second bedroom and a contemporary family bathroom.

On the first floor, a generous landing with storage and loft access leads to the breathtaking Master Bedroom suite. This impressive space enjoys far-reaching canal-side views, extensive eaves storage, and a beautifully appointed ensuite shower room, recently rebuilt to a high standard. There is a further third bedroom (mezzanine which looks over the living accommodation).

Externally, the property benefits from allocated parking and well-kept communal gardens. The development's communal areas are excellently maintained by the managing agent, ensuring a welcoming environment for residents.

Further enhancements include a new BAXI boiler installed in 2023, brand-new radiators with TRV valves, repainted windows and sills, and replacement window handles, providing peace of mind and modern comfort.

Lease remaining -102 years
Service charge- £1,680.00
Ground rent - £200.00

Located in the heart of Apsley village, this sought-after area offers a delightful community feel, excellent local schooling, a wide range of shops and amenities, and direct commuter links via Apsley's own mainline station to London Euston. The picturesque Grand Union Canal and Apsley Marina complete the setting, making this outstanding duplex apartment a must-see.

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.

VIEWING

Strictly by appointment through Regent Estates.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com







Total area: approx. 172.4 sq. metres (1855.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.

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