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30 Fourdrinier Way

Guide Price £400,000

3 2



Enjoy the Silence in this popular Courtyard development. A LARGE 3 BEDROOM DUAL ASPECT duplex maisonette with GARAGE - located near the Grand Union CANAL & tucked away behind the High Street right at the heart of everything & only a few minutes walk away from APSLEY TRAIN STATION (London Euston 28 mins). Apsley Lock MARINA with its waterside restaurants & the nearby Retail Park are also nearby. Features include 2 RECEPTION ROOMS, 2 BATHROOMS, 3 BEDROOMS, a CLOAKROOM, electric heating & REFITTED Kitchen which features eye & base level units with rolltop work surfaces, & UPVC DOUBLE GLAZING. The surrounding area offers access to good schooling such as Longdean Secondary Modern & Kings Langley Secondary, whilst a good range of primary schools are within walking distance. Hemel Hempstead benefits from good road links with easy access to motorways. Enjoy exploring the local area with the nearby parks. Book your VIEWING NOW!



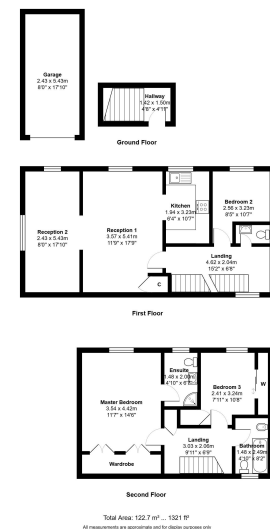


Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£1488 per annum

Ground Rent
£200 per annum



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	