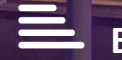


Mulburries

Swan Court, Waterhouse Street, Hemel Hempstead, HP1 1DS

Guide price £395,000



Swan Court, Waterhouse Street, Hemel Hempstead, HP1 1DS

- Penthouse apartment
- Large fronted balcony
- Set over two floors
- 3 bedrooms
- 2 bathrooms
- Open plan living
- Built to a very high specification
- Town centre location
- Solar panels 3 kw
- Allocated parking space



Mulburries are proud to present this luxury nearly 1200 square foot Penthouse Apartment to the market in the central Hemel Hempstead area.

Completely unique in the area and with nothing like it for miles around the property is over two floors. You walk into a well-set entrance hall hosting a family bathroom. The hallway then leads into a stunning bespoke kitchen with feature breakfast bar island with seating for 4 people. The





open plan lounge/dining area with stunning unobstructed countryside views overlooking the water garden in Hemel Hempstead town boasts a seven metre wide balcony which is perfect for hosting.

The Second floor offers a set piece show home large principal bedroom has an en-suite bathroom and full front glass windows with epic views, newly installed electric blinds and fitted wardrobes and there are a further two ample double bedrooms.



The apartment is accessed via key pad secured entry phone system with the addition of lifts, positioned very close to Hemel Hempstead town high street and is approximately 1.2 miles to Hemel Hempstead main line train station with direct links into London Euston inside 30 minutes. Service charge/ground rent discussed on application



Floor Plan

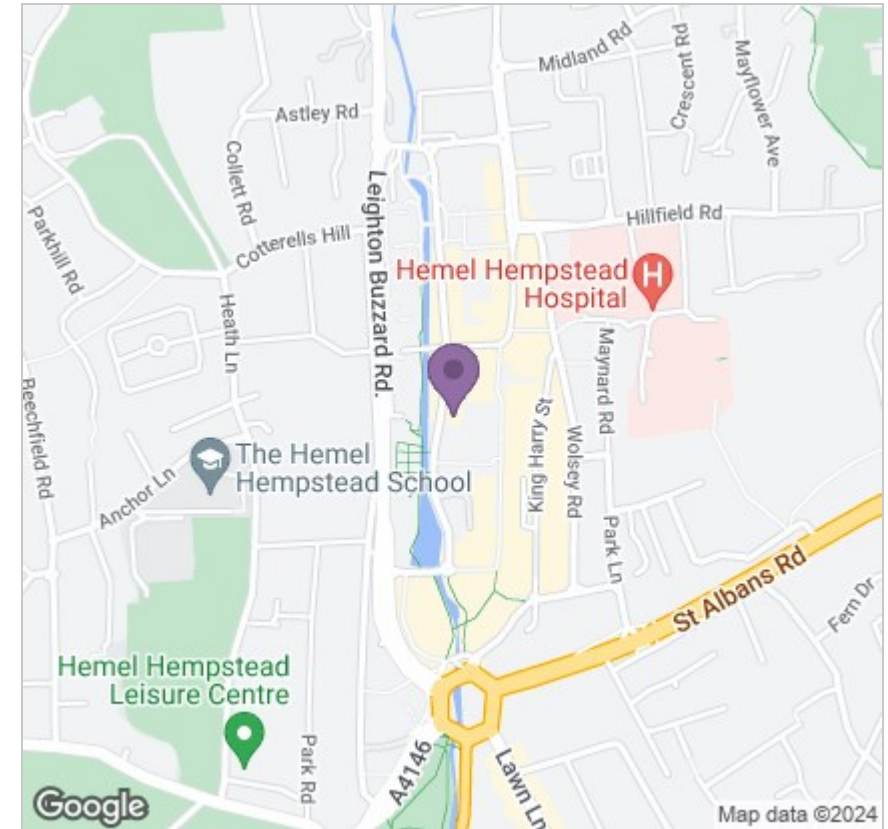


Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

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