

Mulburries

Waterhouse Street , Hemel Hempstead, HP1 1DS

Guide price £355,000



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- Stunning Unique Penthouse Apartment
- Lift Access
- Large Private Terrace
- Selling Fully Furnished
- Allocated parking Space
- Unrestricted Views
- Immaculate Interiors

GUIDE PRICE £385,000 - £400,000. 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

Service Charge £4250 - Bi annully.
Ground Rent - Nil
Lease Remaining - 119 Years



Ground Floor
Approx. 47.6 sq. metres (512.8 sq. feet)

First Floor
Approx. 63.4 sq. metres (682.7 sq. feet)

Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

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

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A map of Hemel Hempstead, UK, showing the locations of Hemel Hempstead Hospital and Hemel Hempstead Leisure Centre. The map includes roads such as Midland Rd, Hillfield Rd, Wolsey Rd, Park Ln, St Albans Rd, Leighton Buzzard Rd, and St John's Rd. A purple pin marks the location of the Leisure Centre, and a red 'H' icon marks the location of the Hospital. The map also shows other roads like Astley Rd, Collett Rd, Heath Ln, Anchor Ln, Beechfield Rd, and Mayflower Ave. The Google logo is in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

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	