



**Barge House Evans Wharf, Hemel Hempstead HP3 9WE**



**welcome to**

**Barge House Evans Wharf, Hemel Hempstead**

Discover this stunning 2-bed flat in sought-after Apsley Lock! Modern interiors, en-suite, parking, and just 0.3 miles from the station-ideal for first-time buyers or investors. Call us now to arrange your viewing!!





## Entrance Hall

## Lounge

13' 11" To Max x 13' 7" To Max ( 4.24m To Max x 4.14m To Max )

## Kitchen

8' 9" x 8' 1" ( 2.67m x 2.46m )

## Bedroom One

11' 8" x 10' 5" ( 3.56m x 3.17m )

## En-Suite

## Bedroom Two

10' 6" x 6' 7" ( 3.20m x 2.01m )

## Bathroom

## Outside

## Allocated Parking

Total floor area 55.2 m<sup>2</sup> (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Barge House Evans Wharf, Hemel Hempstead

- Popular & Sought After Residential Area
- Two Bedroom First Floor Flat
- Very Well Presented Throughout
- Spacious Living Accommodation
- Modern Kitchen & Family Bathroom

Tenure: Leasehold EPC Rating: C

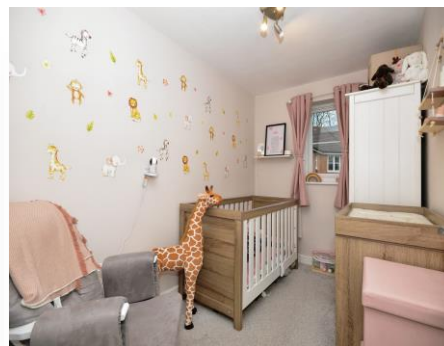
Council Tax Band: D Service Charge: 1536.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110712](https://www.brownandmerry.co.uk/Property/HHD110712)



Property Ref:  
HHD110712 - 0004

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