



**Stephenson Wharf, Hemel Hempstead, HP3 9WZ**  
**Offers In Excess Of £345,000**

SOLD WITH NO ONWARD CHAIN A SUPERB two double bedroom first floor luxury waterside apartment benefiting an excellent range of features including very good decorative order, spacious room sizes with a large Lounge/Diner and waterside views, en suite shower room, permit parking and a sought after Apsley location set close to amenities and transport links including Apsley mainline railway station.



Clements Estate Agents are delighted to offer this SUPERB two double bedroom first floor luxury waterside apartment benefiting an excellent range of features including very good decorative order, spacious room sizes with a large Lounge/Diner and waterside views, en suite shower room, permit parking and a sought after Apsley location set close to amenities and transport links including Apsley mainline railway station.

### **COMMUNAL ENTRANCE**

### **ENTRANCE HALLWAY**

### **LOUNGE / DINING ROOM 25'7 x 13'1 (7.80m x 3.99m)**



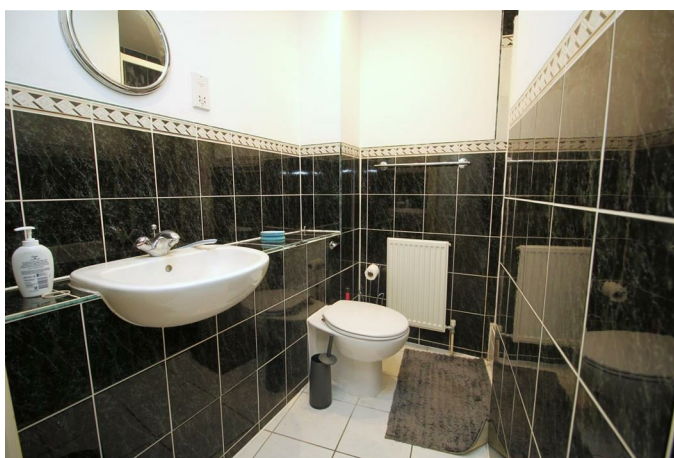
### **KITCHEN**



### **MASTER BEDROOM 14'9 x 12'6 (4.50m x 3.81m)**



### **EN SUITE SHOWER ROOM**



### **BEDROOM TWO 12'10 x 11'10 (3.91m x 3.61m)**



## BATHROOM



## OUTSIDE - PARKING & COMMUNAL GARDENS



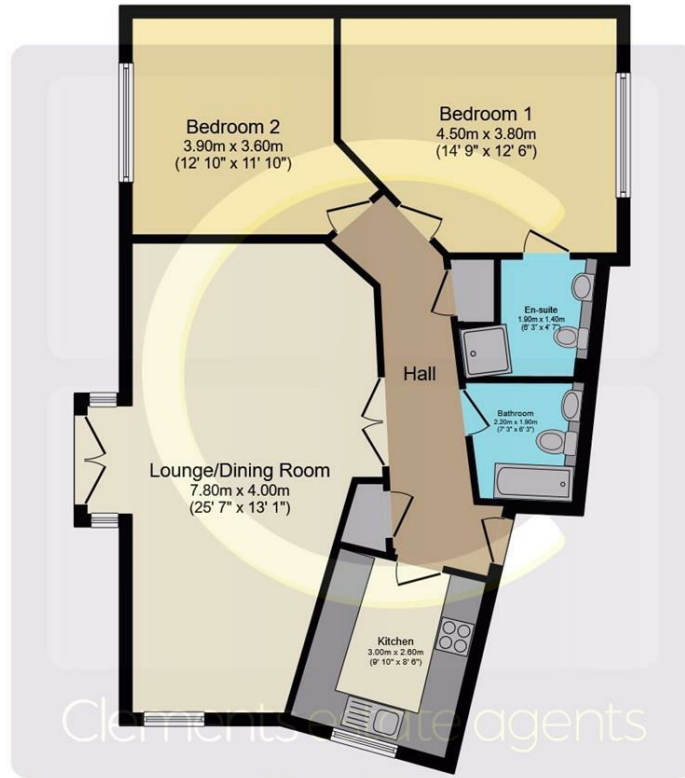
## ADDITIONAL INFORMATION

Term left on leasehold 104 years (lease started as 125 years on 24/6/01).

Annual service charge = £1325 APPROX

Annual ground fees = £150 APPROX

# Floor Plan

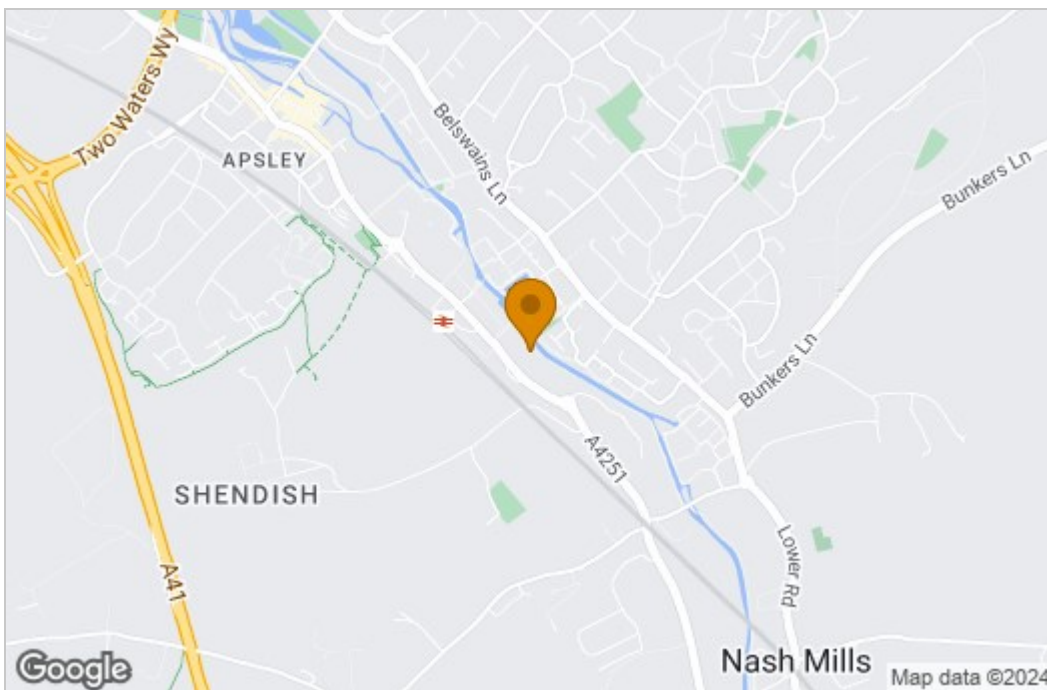


**Floor Plan**

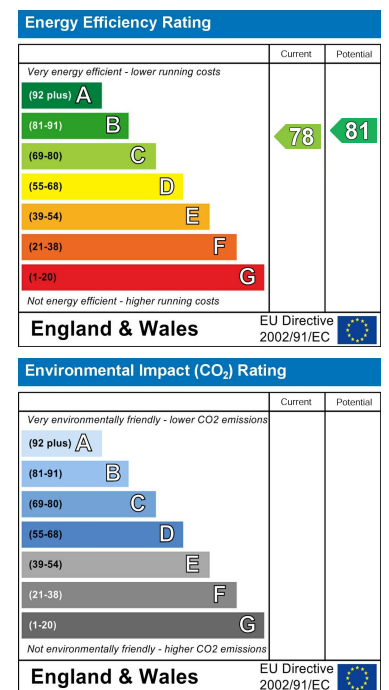
Total floor area 85.2 sq.m. (917 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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