



Clements estate agents



## Imperial Way, Hemel Hempstead, HP3 9FJ Offers In Excess Of £280,000

Located in the sought after Apsley Lock development is this spacious purpose built ground floor apartment with views over the Grand Union Canal. Boasting two bedrooms, en suite to master bedroom, 18'1 lounge/dining room, fitted kitchen, double glazing, electric heating, residents parking and is being sold with the benefit of no upper chain.

Situated within easy reach of Apsley Lock with its local shops restaurants, public house, coffee shops and within easy reach of Apsley mainline station with access to London Euston within 28 minutes and the M1, M25 and A41 road links.

Welcome to this charming purpose-built ground floor apartment located on Imperial Way in the sought after Apsley Lock development. This delightful property boasts two well-proportioned bedrooms, with the master bedroom featuring an en suite shower room for added convenience and privacy.

As you enter, you are greeted by an impressive 18'1 lounge/dining room, providing a spacious and inviting area perfect for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, making it an ideal home for individuals or buy to let investors.

This apartment also benefits from allocated parking, ensuring that you have a designated space for your vehicle. Its proximity to Apsley station makes commuting a breeze, allowing for easy access to nearby towns and cities.

One of the standout features of this property is that it comes with no upper chain, making the buying process smoother and more straightforward. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy modern living in a desirable location.

Do not miss the chance to make this lovely apartment your new home.

### **Communal Hallway**

### **Entrance Hall**

### **Lounge/Dining Room 18'1 max x 10'8 max (5.51m max x 3.25m max)**



### **Fitted Kitchen 10'8 max x 9'7 max (3.25m max x 2.92m max)**



### **Bedroom One 13'7 max x 10'5 max (4.14m max x 3.18m max)**



### **En Suite**



**Bedroom Two 13'10 max x 9'6 max (4.22m max x 2.90m max)**



**Bathroom**



**Residents Parking**

**Communal Gardens**

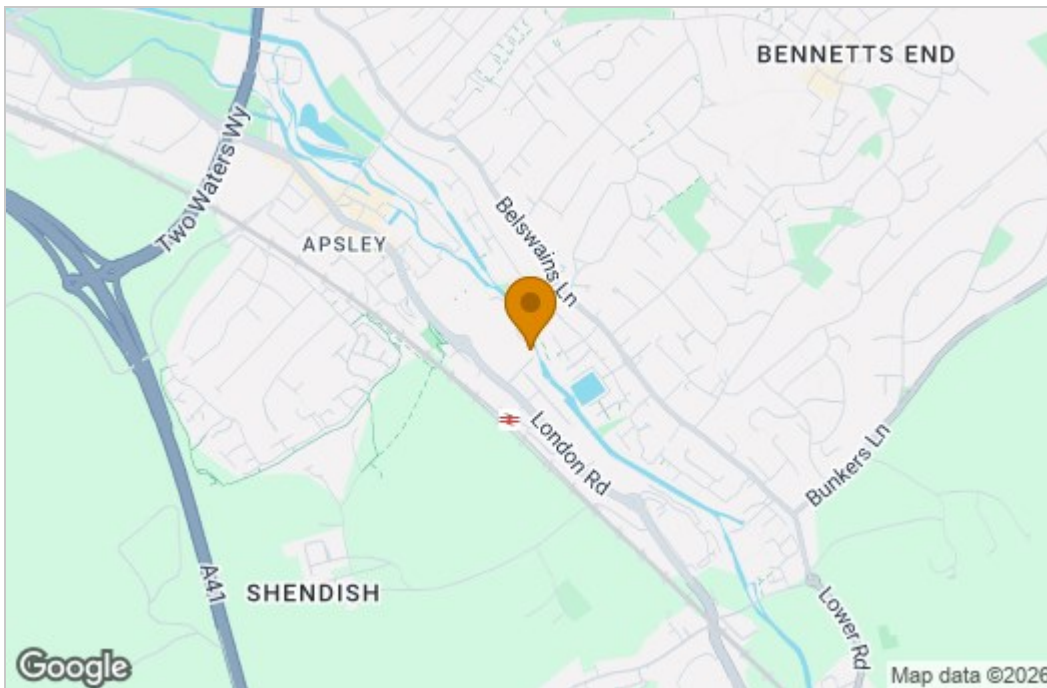
# Floor Plan



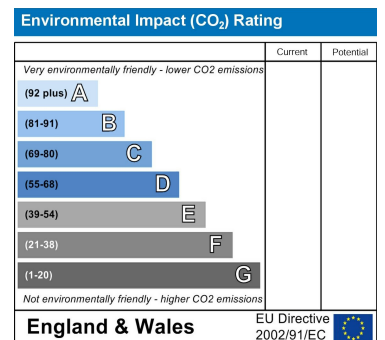
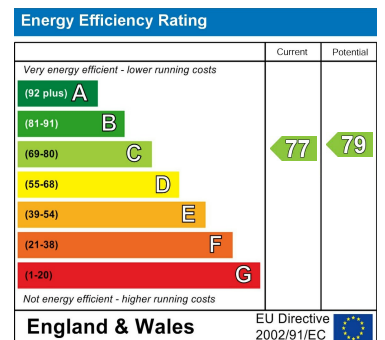
Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

# Area Map



# Energy Efficiency Graph



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