



Connells

Fourdrinier Way
Hemel Hempstead



Property Description

Set within a modern and well-maintained development in a popular Hemel Hempstead location, this impressive two-bedroom apartment offers stylish, contemporary living ideal for first-time buyers, professional couples, and investors alike. Finished to a high standard throughout, the property boasts a bright and spacious semi open-plan living and dining area, beautifully designed to maximise natural light and create a welcoming space for both everyday living and entertaining.

The modern fitted kitchen is equipped with integrated appliances and ample storage, providing both practicality and style. Two generously sized double bedrooms offer comfortable accommodation, with the principal bedroom benefiting from a private en-suite shower room. A spacious family bathroom serves the remainder of the apartment, while an allocated parking space and additional visitor parking add further convenience to this attractive home.

Perfectly positioned within easy reach of Apsley Mainline Station, local shops, transport links, and everyday amenities, the property offers an excellent balance of connectivity and lifestyle. With a long lease, strong rental potential, and access to nearby parks and green spaces.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the

fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed windows allowing plenty of natural light, with a useful storage cupboard housing the boiler.

Living Area

A well-proportioned reception space featuring stylish spotlighting, three double glazed windows flooding the room with natural light, quality fitted carpeting, and a dedicated TV point, creating the perfect setting for both relaxing and entertaining.

Kitchen

Fitted with a range of modern base and wall-mounted units complemented by ample worktop space, incorporating a fitted electric oven and hob. The kitchen also offers space and plumbing for a washing machine, space for a fridge/freezer, and a double glazed window providing natural light.

Bedroom 1

A spacious double bedroom featuring a double glazed window, fitted carpeted flooring, and an electric heater.

Ensuite

Partially tiled and fitted with a shower cubicle, wash hand basin, and low-level WC, providing a practical and well-presented space.

Bedroom 2

A spacious double bedroom featuring a double glazed window, fitted mirrored wardrobe providing excellent storage, carpeted flooring, and an electric heater.

Bathroom

A stylish bathroom suite comprising a panel-enclosed bath with overhead shower, wash hand basin, and low-level WC. Finished with part-tiled walls and contemporary spotlights, creating a bright and modern space.

Communal Gardens

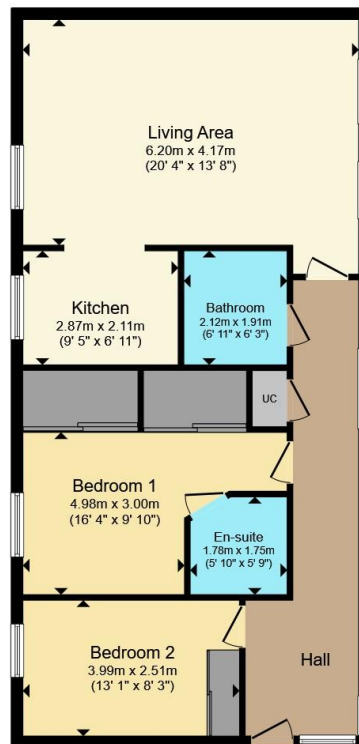
Parking

One allocated space.









Total floor area 82.0 m² (883 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.propertybox.io



To view this property please contact Connells on

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45 Marlowes
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 3600.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312875

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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