





**Offers in Excess of
£220,000**

Set in a desirable location bordering the Grand Union Canal, close to local amenities and within walking distance to Apsley train station, this beautifully presented ground floor, one bedroom apartment comprises open plan living space with a modern fitted kitchen, a spacious double bedroom and a stunning shower room. The property also benefits from allocated parking and a fantastic communal garden all within a secure gated complex.

Property Description

ENTRANCE

Electric gates leading to front door.

ENTRANCE HALL

Two storage cupboards, electric radiator.

LOUNGE

Two double glazed windows to front aspect. Electric radiator, wood effect flooring, opening to kitchen.

KITCHEN

Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated: electric hob and oven with extractor fan over, fridge freezer, dishwasher, and washing machine.

BEDROOM ONE

Double glazed window to front aspect. Electric radiator.

BATHROOM

Low level WC with concealed cistern, wash hand basin in vanity unit, walk-in shower, tiled floor, part tiled walls, extractor fan, heated towel rail.

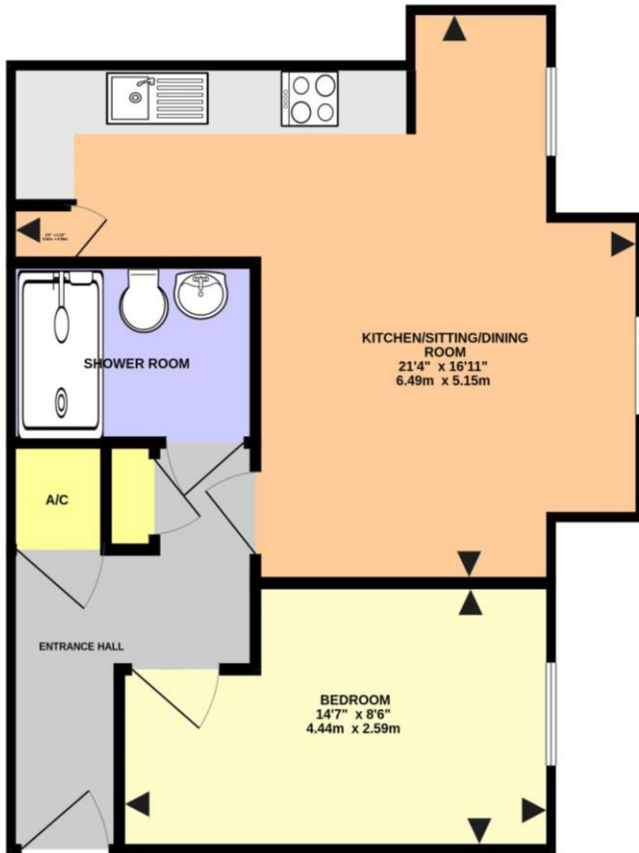
OUTSIDE

PARKING

One allocated parking space.

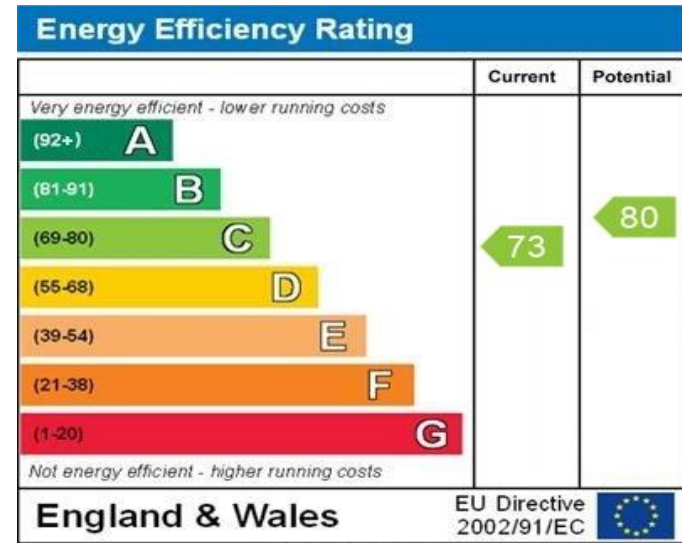
REAR GARDEN

Mainly laid to lawn, enclosed by mature hedging.



WILLOW COURT, HEMEL HEMPSTEAD HP3 9HE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
 Made with Metropix ©2026



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
 01442 260025 | hemel@maea.co.uk