



Connells

Longman Court Stationers Place
Hemel Hempstead



Property Description

This beautifully positioned apartment enjoys breathtaking views across Apsley Marina, offering waterside living at its finest. The property features an impressive 18ft lounge/diner, perfectly designed to maximise the outlook, alongside a separate, well-appointed kitchen and double glazing throughout.

The master bedroom benefits from a private en-suite, complemented by a generous second bedroom and a stylish main bathroom. Further advantages include allocated parking and the privacy and tranquility that comes with being on the top floor.

Ideally located within the heart of the Marina, the apartment is conveniently placed for local shops, cafés, schools, and amenities. Apsley Train Station is within close proximity, providing excellent transport links for commuters, while nearby road connections offer easy access to surrounding areas.

An exceptional opportunity to enjoy luxurious waterside living in a sought-after marina location.

Communal Entrance

Door to front with security entry system and stairs to all floors.

Entrance Hall

Door to front with entry phone, airing cupboard, storage cupboard, access to loft and laminate flooring.

Lounge/ Diner

18' 4" x 11' 5" (5.59m x 3.48m)

Double glazed door to Juliet balcony with views over the marina double glazed window, TV point, radiator and wood laminate flooring.

Kitchen

8' 3" x 7' 6" (2.51m x 2.29m)

Fitted with wall and base with work surfaces to compliment, sink/drain with splashbacks, electric oven and gas hob, plumbing for dishwasher and washing machine, tiled flooring.

Bedroom 1

13' x 11' 7" max (3.96m x 3.53m max)

Double glazed window, built in wardrobes, TV point, radiator and laminate flooring.

En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, heated towel rail, part tiling and extractor fan.

Bedroom 2

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window, radiator and laminate flooring.

Bathroom

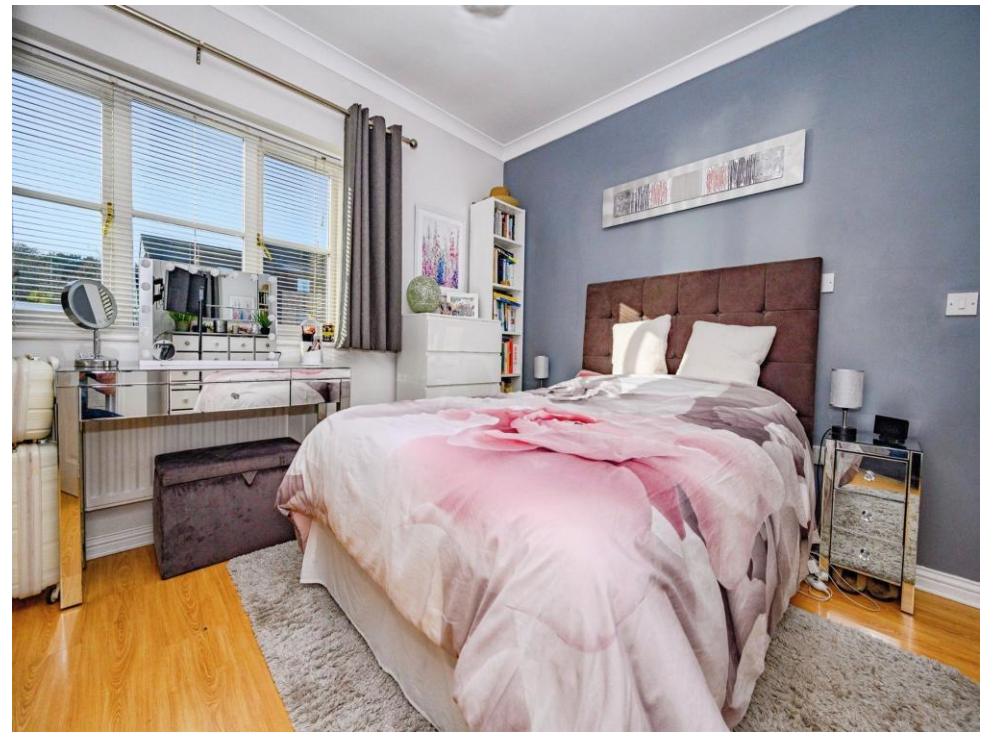
Fitted with bath, wash hand basin, heated towel rail, low level WC, extractor fan and part

tiling.

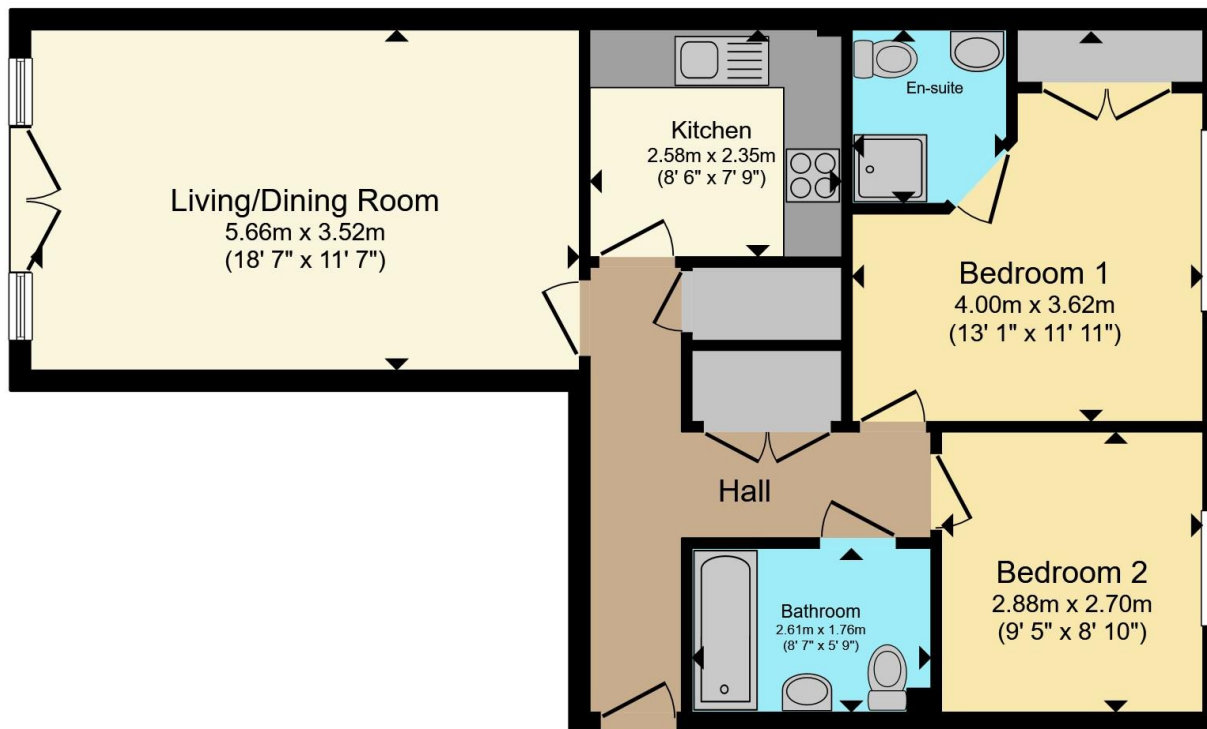
Parking

One allocated parking space.









Total floor area 64.8 m² (698 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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EPC Rating: C Council Tax Band: D

Service Charge: 2400.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311617

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 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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