



LINDSAY McRAE

exp<sup>®</sup> UK

@ lindsay.mcrae@exp.uk.com

🌐 lindsaymcrae.exp.uk.com

📞 07971 796 225



## Stationers Place, Hemel Hempstead, HP3 9RS

Guide Price £335,000

🛏 2 🚿 2 🛋 1

- Sought After 2 BED WATERSIDE APARTMENT
- 2 BEDROOM & 2 BATHROOM
- Double Glazed Windows & French Doors
- Allocated Parking Space & Communal Garden
- Close to Apsley Lock Marina
- Ground Floor with PRIVATE TERRACE
- Gas Fired Heating to Radiators
- Modern Fitted Kitchen with archway to Living Space
- 5 Minute Walk to Train Station (Euston)
- Perfect Location for Commuters

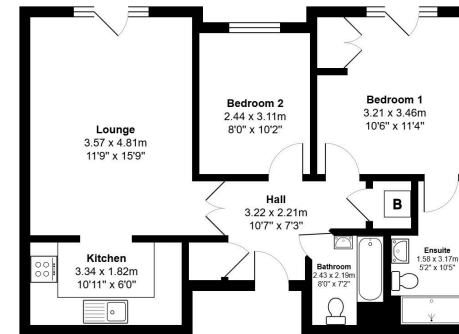


A Lovely Ground Floor WATERSIDE 2 BED APARTMENT with PRIVATE TERRACE overlooking the APSLEY LOCK marina development right at the heart of everything & only a few minutes walk away from APSLEY TRAIN STATION (London Euston 28 mins), Apsley Lock MARINA with its waterside restaurants, plus the Grand Union CANAL & nearby Retail Park. Features include 2 BATHROOMS, 2 DOUBLE BEDROOMS, Combi gas boiler & the Kitchen features eye & base level units with polished roll top work surfaces. Gas Fired Heating to Radiators, DOUBLE GLAZED WINDOWS. The surrounding area offers access to good schooling such as the Abbots Hill Private Girls School, Longdean Secondary Modern & Kings Langley Secondary, whilst a good range of primary schools are within walking distance. Hemel Hempstead benefits from good road links with easy access to motorways. Enjoy exploring the local area with the nearby parks & golf courses. Book your VIEWING NOW! Ref: BM:0526.









Total Area: 61.0 m<sup>2</sup> ... 656 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

