



Clements estate agents



## Stephenson Wharf, Hemel Hempstead, HP3 9WY Offers In Excess Of £340,000

Located in the highly sought after Apsley Lock development with its local shops and restaurants is this spacious and well presented purpose built first floor apartment. Boasting TWO DOUBLE BEDROOMS, 16'0 living room with Juliette balcony with views over Apsley Lock, 13'4 x 10'9 fitted kitchen, ensuite to bedroom one, gas central heating, double glazing and residents parking. Situated within easy reach of Apsley Station, the M1, M25 and A41 road links and is also being sold with the benefit of NO UPPER CHAIN. Call now to book your viewing!

### **Communal Hallway**

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

### **Entrance Hall**



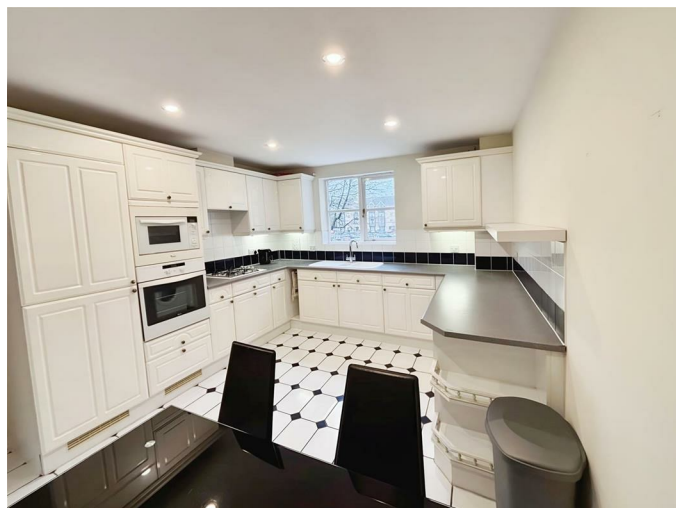
Door to front with entryphone, airing cupboard, radiator and coving.

### **Lounge 16'0 x 14'10 (4.88m x 4.52m)**



Double glazed windows and door to Juliette balcony, dado rail, coving, TV and telephone points and radiator.

### **Kitchen 13'4 x 10'9 (4.06m x 3.28m)**



Fitted kitchen with a range of wall and base units with work surfaces to compliment, 1 1/2 bowl sink with mixer taps and drainer, tiled splashbacks, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, integrated fridge freezer and microwave, central heating boiler, radiator and double glazed window.

### **Bedroom One 17'9 max x 11'3 max (5.41m max x 3.43m max)**



Double glazed window, TV point and radiator.

## En Suite



Bath with mixer taps and shower attachment over, wash hand basin, low level wc, shaver point, radiator, extractor fan, tiled flooring and part tiled walls.

## Bedroom Two 11'9 x 11'5 (3.58m x 3.48m)



Double glazed window and radiator.

## Bathroom



Bath with mixer taps and shower attachment over, wash hand basin, low level wc, radiator, shaver point, extractor fan, tiled flooring and part tiled walls.

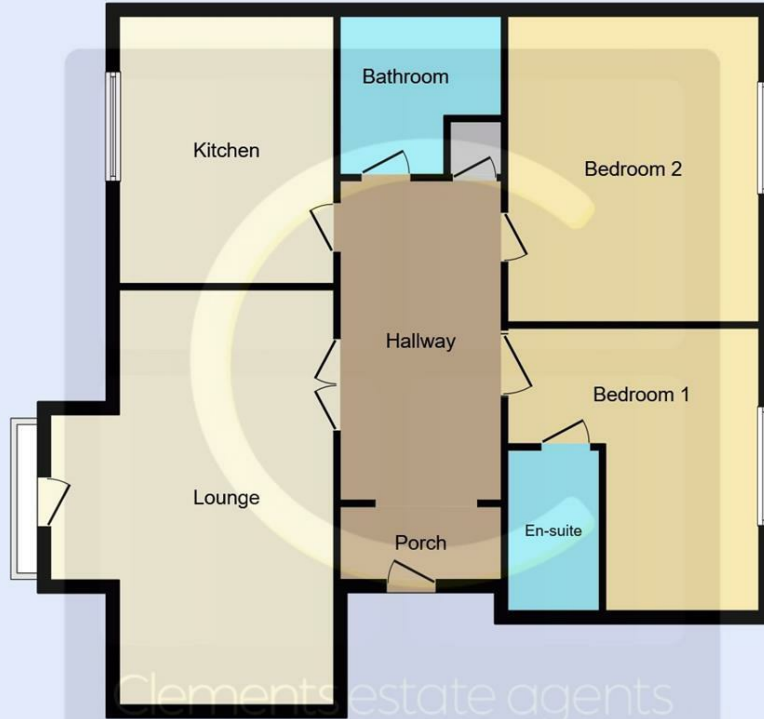
## Residents Parking

Permit parking in Zone One

## Apsley Lock Marina

Benefitting local shops, restaurants, walks along the Grand Union Canal and a short walk over the bridge to Apsley Station.

# Floor Plan



**Floor Plan**

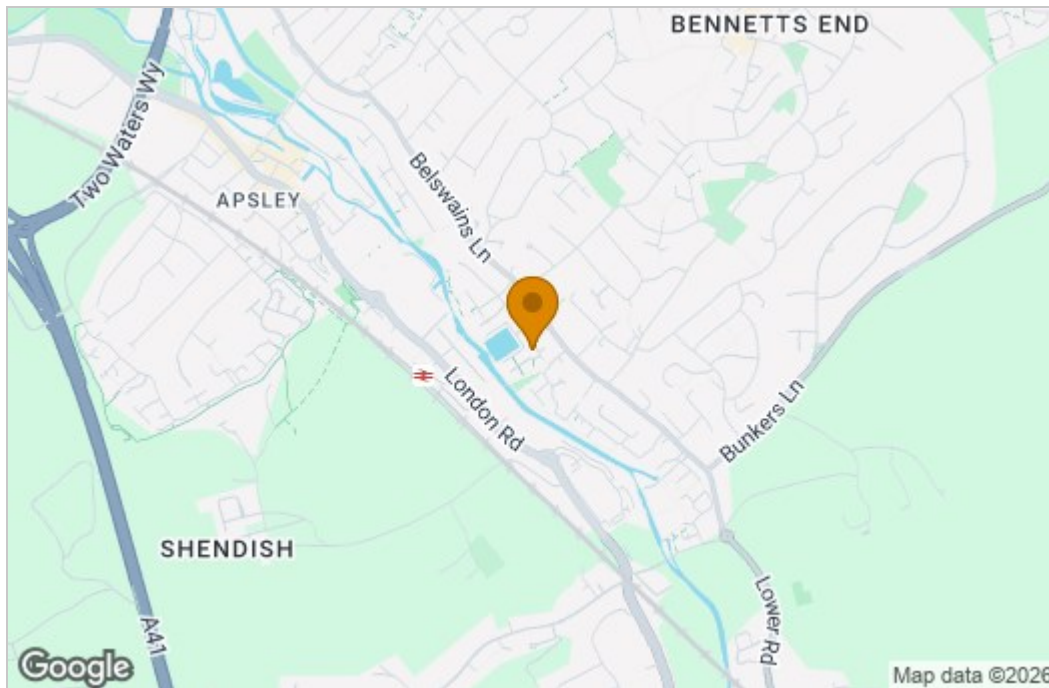
Floor area 104.1 sq.m. (1,120 sq.ft.)

TOTAL: 104.1 sq.m. (1,120 sq.ft.)

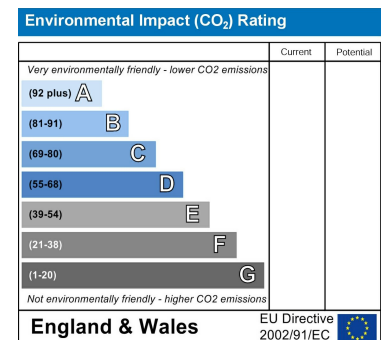
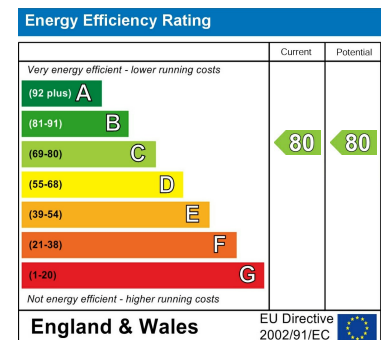
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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