



15 Evans Wharf, Hemel Hempstead

Offers Over £450,000

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Evans Wharf

Hemel Hempstead

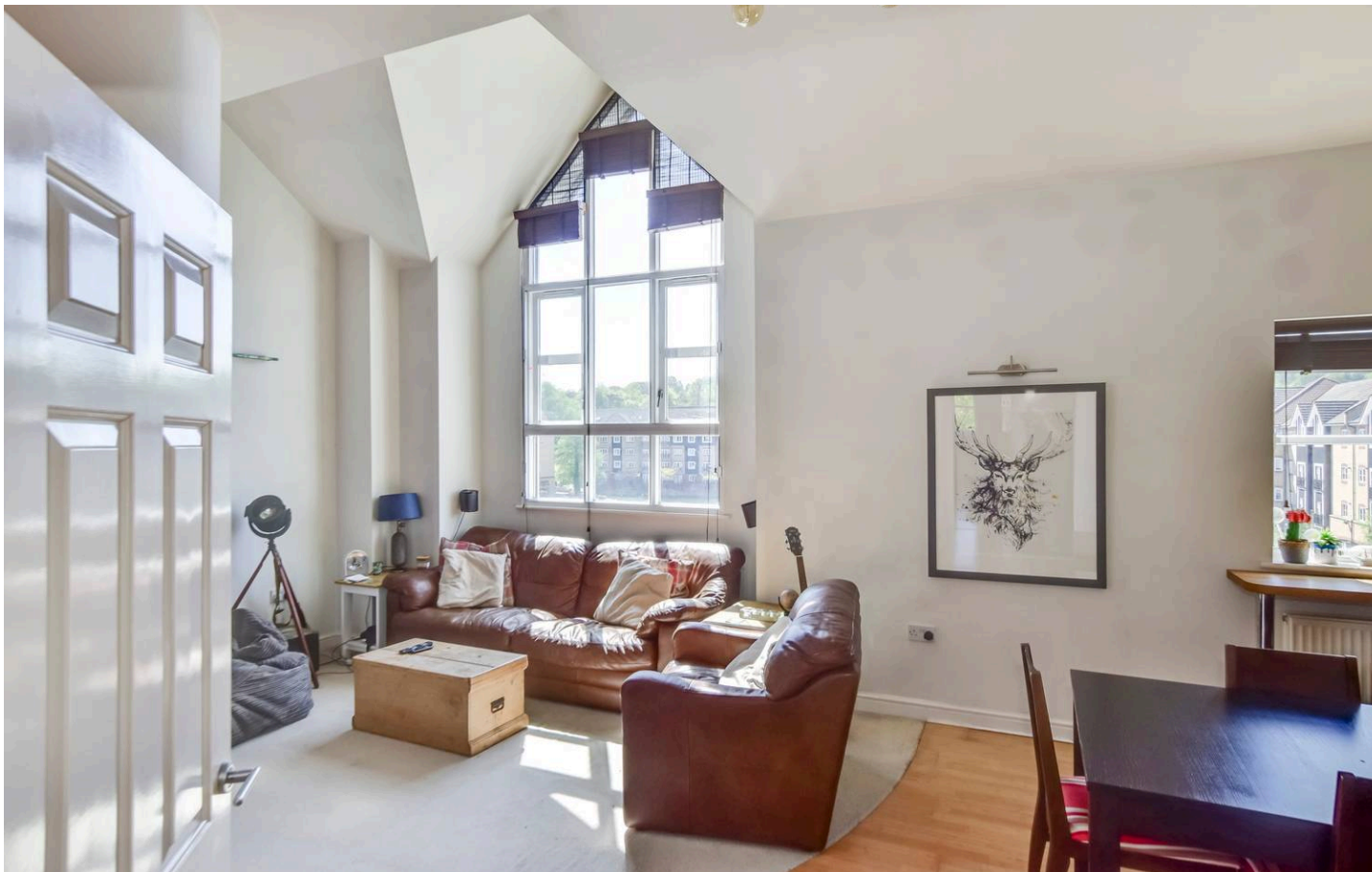
We are delighted to introduce this beautifully presented three-bedroom duplex apartment, offering generous and versatile accommodation with truly stunning views over Apsley Marina. The property is set within a highly sought-after development, just moments from Apsley train station, making it an ideal choice for commuters and those seeking easy access to transport links.

The accommodation itself is spacious and thoughtfully arranged across two floors, featuring high ceilings creating a wonderful sense of light and openness. The welcoming entrance hall leads to a large, elegant living and dining area, perfectly positioned to make the most of the picturesque marina views, while the modern fitted kitchen offers ample storage and worktop space for keen cooks and entertainers alike. Each of the three bedrooms is well-proportioned, with the principal bedroom benefitting from its own en-suite shower room for added convenience and privacy. The main bathroom is equally well-appointed, providing a contemporary suite and stylish finishes.

Residents will appreciate the practical features that enhance every-day living, including two residents parking spaces and excellent storage solutions within the apartment. The property is located close to a host of local amenities, from supermarkets and cafes to popular restaurants and leisure facilities, ensuring everything you need is within easy reach. This well maintained duplex apartment combines generous room sizes, a prime location, and exceptional views, making it a rare opportunity for those seeking a sophisticated yet comfortable home in the heart of Apsley.

Viewing is highly recommended to fully appreciate all that this remarkable property has to offer.





Evans Wharf

Hemel Hempstead

The property is situated near the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities and also Apsley mainline railway station which provides frequent services into London (Euston). For the road commuter, both the M1 and M25 motorways are easily accessible, along with other major road links.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Duplex Apartment
- Stunning Views Over Apsley Marina
- Near to Apsley Train Station
- Residents Parking for Two Vehicles
- Generous Room Sizes
- Close to a Host of Local Amenities
- High Ceilings
- Two Bathrooms





General Information

Services

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





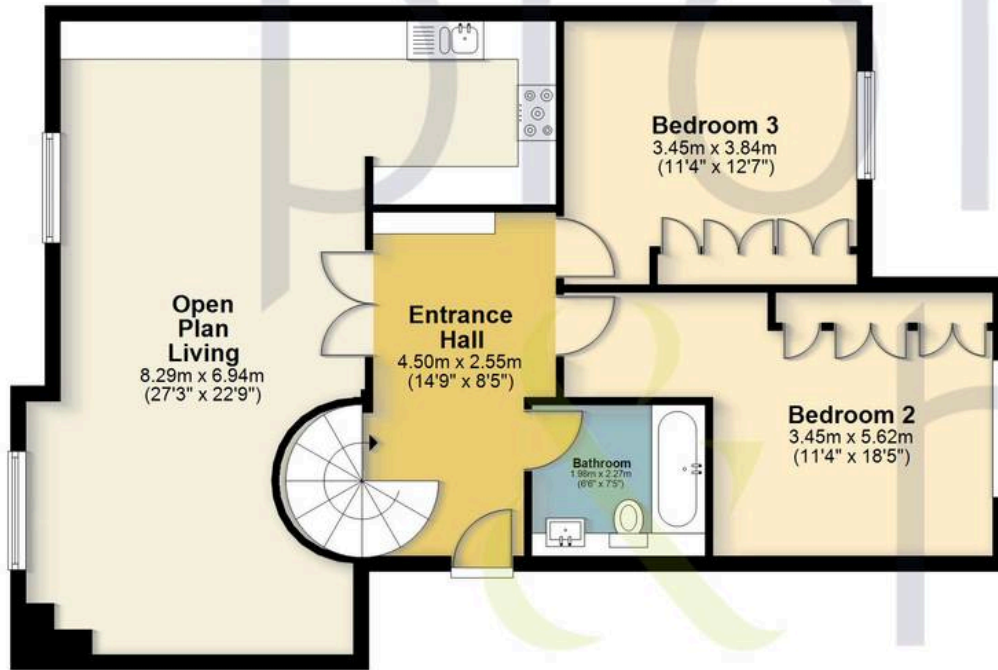






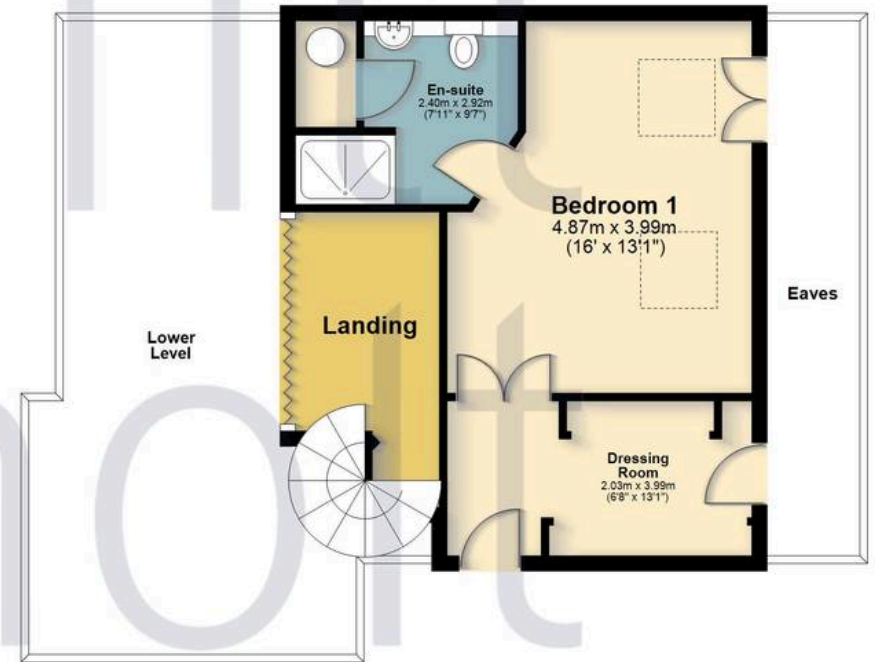
Third Floor

Approx. 85.6 sq. metres (921.9 sq. feet)



Fourth Floor

Approx. 48.1 sq. metres (517.7 sq. feet)
(excluding Lower Level)



Total area: approx. 133.7 sq. metres (1439.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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