

Offers In Excess Of **£260,000**

tel: **01442 214151**



Barge House, Evans Wharf, Apsley, Hemel Hempstead HP3 9WE

Clements Estate Agents are delighted to offer this SUPERB two bedroom LUXURY top floor apartment offering EXCELLENT decorative order with a modern kitchen and bathrooms, spacious room sizes, allocated parking and a sought after APSLEY LOCK location ideally situated for good local amenities and transport links including Apsley mainline railway station with direct links to London Euston. VIEWING ESSENTIAL!

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- PURPOSE BUILT
- POPULAR WATERSIDE LOCATION
- EXCELLENT DECORATIVE ORDER



Property Description

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COMMUNAL ENTRANCE

Security door with entry phone system, stairs leading to the second floor. Front door leading to:

ENTRANCE HALLWAY

Well decorated with fitted carpet, doors leading to :

LOUNGE/DINER

14' 0" x 13' 5" (4.27m x 4.09m)

A large well decorated room with fitted carpet, double glazed window, telephone & TV points, electric wall mounted heater, space for a dining table. Door leading to:

KITCHEN

9' 0" x 8' 0" (2.74m x 2.44m)

A modern fitted kitchen comprising and excellent range of wall and units with work surfaces to compliment, sink, electric oven and hob, cooker hood, plumbing for washing machine, space for fridge/freezer and tiling. Double glazed window.

MASTER BEDROOM

A good sized well decorated room with fitted carpet, double glazed window, telephone & TV points and a wall mounted electric heater. Door to:

EN SUITE SHOWER ROOM

A modern well decorated shower room with walk in shower cubicle with wall mounted shower, wall mounted wash hand basin, low level WC and part tiled walls.

BEDROOM TWO

10' 4" x 6' 6" (3.15m x 1.98m)

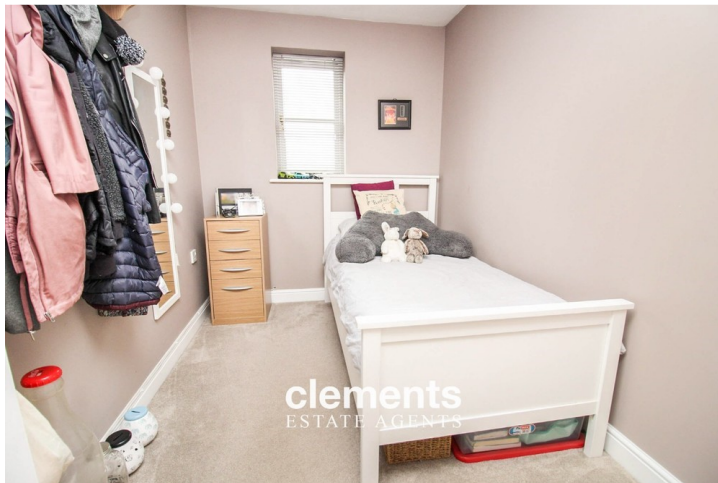
Very well decorated with fitted carpet, double glazed window and a wall mounted electric heater.

BATHROOM

A modern bathroom suite comprising a panel enclosed bath with mixer taps, wash hand basin with vanity unit, extractor fan, low level WC, cupboard and part tiling.

OUTSIDE

Communal gardens and allocated parking for one car.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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Top Floor

Floor area 54.1 sq. m. (582 sq. ft.) approx

Total floor area 54.1 sq. m. (582 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements