

# David Doyle

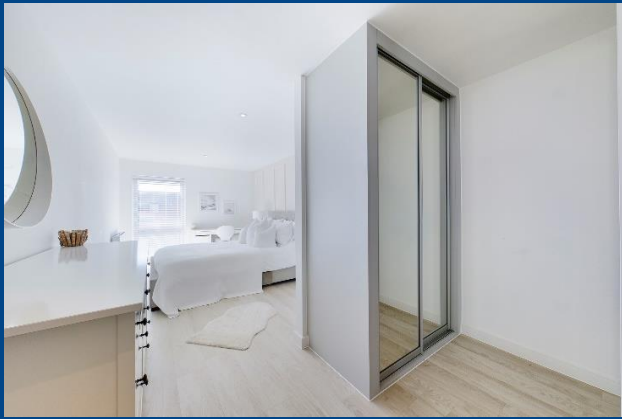
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**47 Regents House**  
**Apsley Quay**  
**Hemel Hempstead**  
**HP3 9GP**

**Price £295,000** Leasehold

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This beautifully presented 1 bedroom penthouse apartment with a generous canal facing roof terrace and balcony has become available. The apartment is situated on a highly sought after canal side development, conveniently located from both Hemel Hempstead and Apsley rail stations.

The apartment is surprisingly spacious and luxuriously presented throughout. The dual aspect kitchen / lounge area offers access to both the roof terrace and balcony areas. The Kitchen is fitted to a high standard and benefits from integrated appliances.

The welcoming entrance hall offers access to all rooms including a generously sized utility area.

The master bedroom is beautifully presented with feature panelling and two mirror fronted fitted wardrobes with shelving making a useful dressing area with plenty of accessible storage.

Finally, the bathroom completes the apartment and is luxuriously fitted in white

with chrome fittings and a built in cabinet.

Externally the property benefits from a large patio roof terrace, a fantastic, private space for outside entertaining, while the balcony offers an additional outside seating area that over looks the secure and pleasantly private communal gardens and canal. The property benefits from a secure undercover allocated parking space and bike store with bike rack.

**VIEWING IS HIGHLY RECOMMENDED**

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

**Beautifully presented throughout**

**Generous Roof Terrace and Balcony**

**Open plan Lounge Kitchen Dining Room**

**Kitchen fitted to a high standard with integrated appliances**

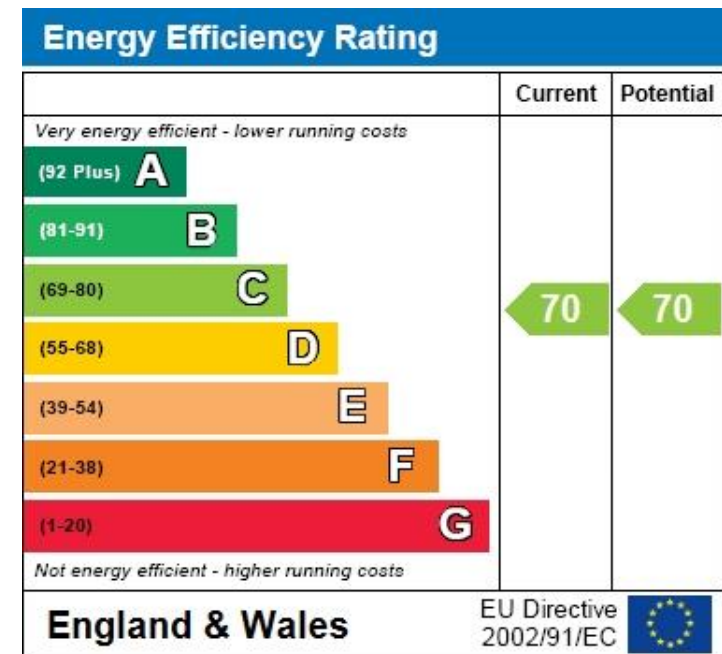
**Spacious Master Bedroom with Dressing Area**

**Luxuriously fitted Bathroom**

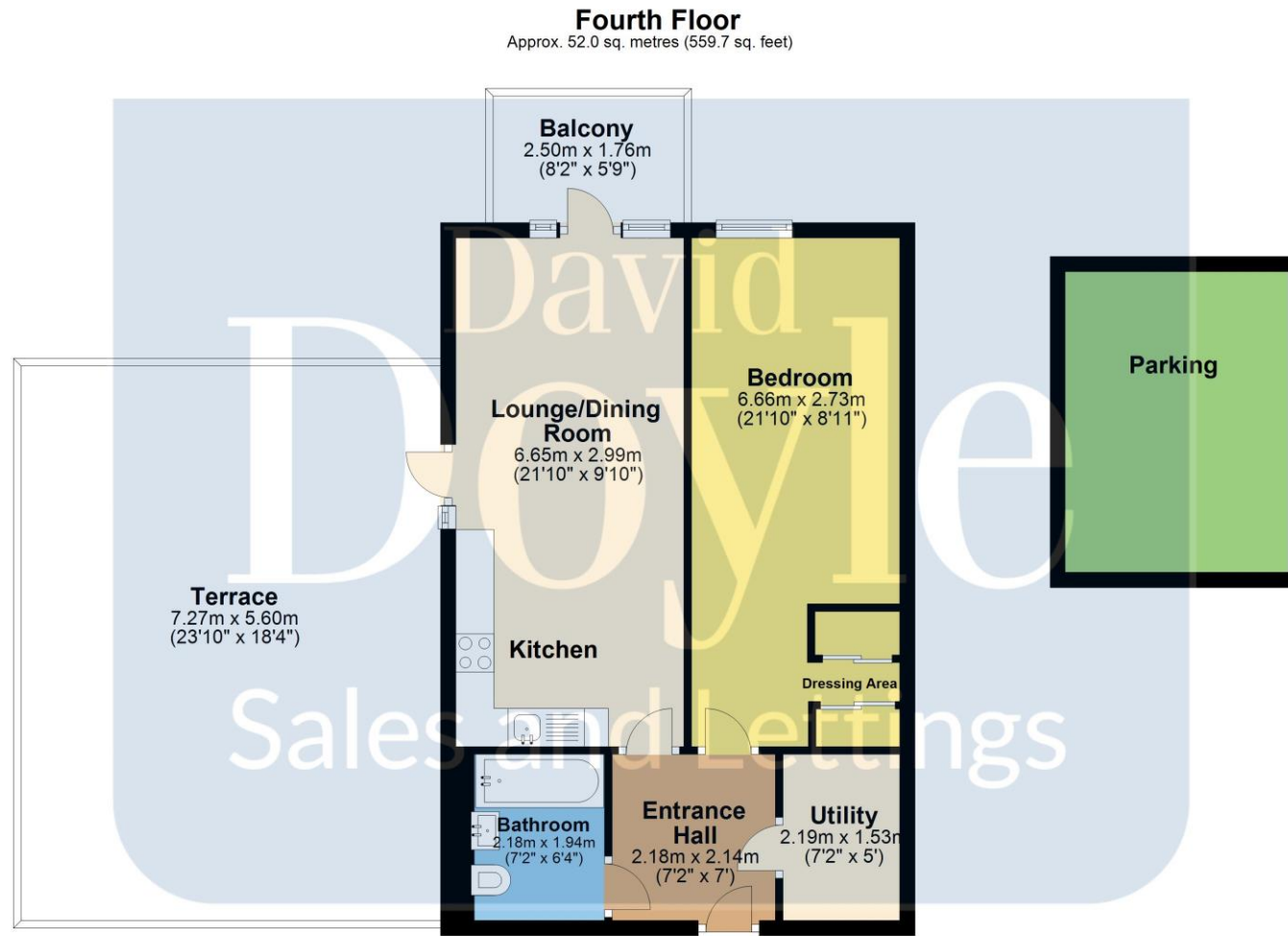
**Useful Utility Room**

**Secure Communal Gardens**

**Undercover Allocated Parking**



Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

Floor plan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon.  
Plan produced using PlanUp.

The Total Area excludes the Terrace, Balcony and Parking areas.

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