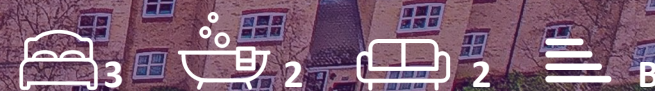


Mulburries

Longman Court, Stationers Place , Hemel Hempstead, HP3 9RS

Offers in excess of £450,000



Longman Court, Stationers Place, Hemel Hempstead, HP3 9RS

- Spacious duplex apartment
- Approx. 1,935 sq ft of accommodation
- Arranged over third and fourth floors
- Superb 27ft living room
- Separate kitchen/breakfast room
- Formal dining room
- Principal suite with en-suite
- Mezzanine/study area
- Balcony with elevated outlook
- Prime Apsley Canal Side Location

Mulburries are proud to present to the open market this impressive duplex apartment within Longman Court, Stationers Place, Hemel Hempstead, offering approximately 1,935 sq ft of versatile accommodation, arranged across the third and fourth floors of a sought-after canalside development.

The property provides a rare level of space for apartment living, with a welcoming hall leading into a superb living room measuring approximately 27'6 x 18'8. This exceptional reception space is bright, open and ideal for relaxing, entertaining or creating multiple seating zones, with access to a balcony and attractive views across the development and Apsley Marina area.

The kitchen/breakfast room is well





proportioned at approximately 15' x 12'3, fitted with a range of units, worktop space and room for casual dining. A separate dining room measuring approximately 15'4 x 14'4 provides a fantastic formal entertaining space or could suit alternative use depending on lifestyle needs.

The third floor also includes a generous double bedroom and family bathroom. The fourth floor is dedicated to an impressive principal suite, with a spacious master bedroom, en-suite shower room, eaves storage and mezzanine/study area, ideal for home working, reading or dressing space. The layout offers excellent flexibility and separation between living and sleeping areas.

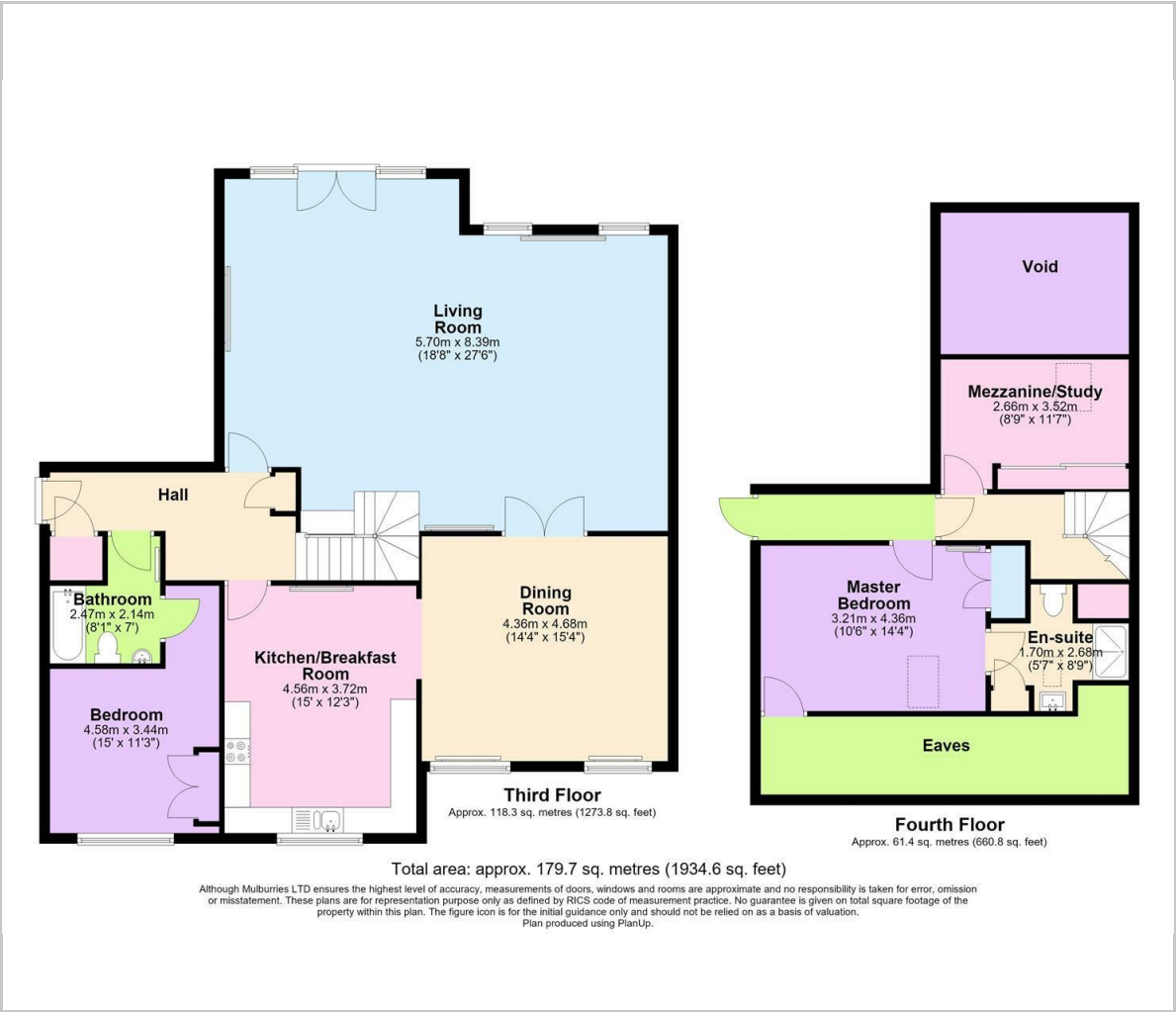


Area Guide: Stationers Place is positioned in the heart of Apsley, one of Hemel Hempstead's most desirable commuter locations. Apsley Marina, the Grand Union Canal, cafés, restaurants, supermarkets and everyday amenities are all close by, while Apsley station provides direct rail links towards London Euston. Hemel Hempstead town centre, The Marlowes, Riverside Shopping Centre and Jarman Park are within easy reach, with the A41, M1 and M25 offering road connections to St Albans, Watford, London and the wider Home Counties.



A rare and spacious duplex apartment in a prime canalside setting - early viewing is highly recommended.

Floor Plan



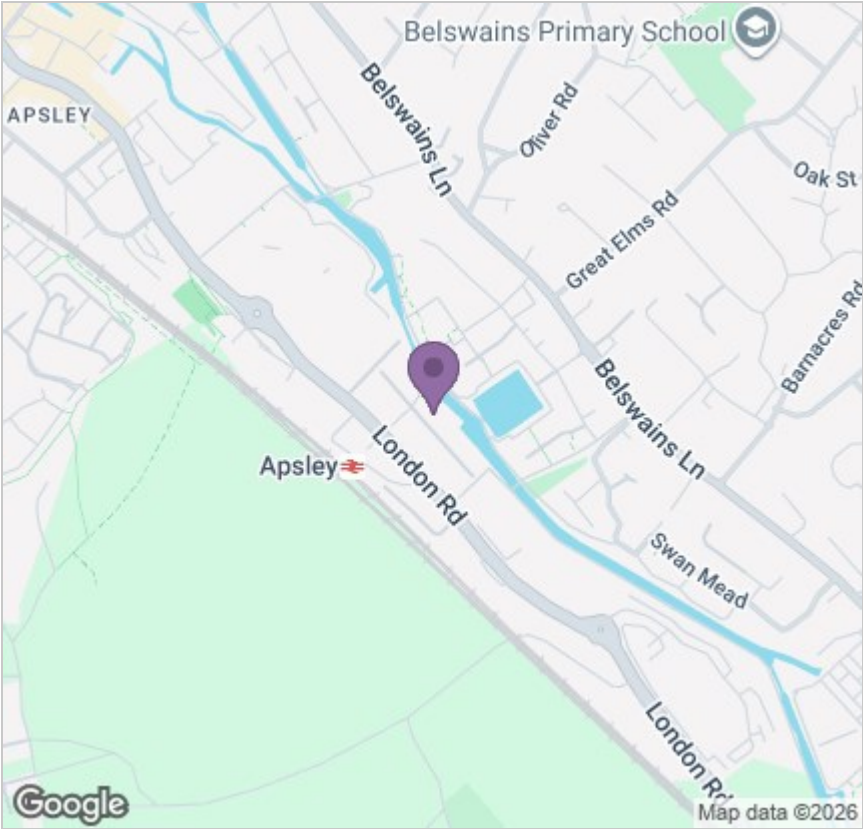
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

