

Mulburries

Kingfisher Drive, Hemel Hempstead, HP3 9DD

Guide price £230,000



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- Beautifully presented two-bedroom apartment
- Approximately 562 sq ft of accommodation
- Spacious open-plan living and dining room
- Contemporary fitted kitchen
- Stylish bathroom with shower over bath
- Communal grounds and development parking area
- Popular Apsley location close to the Grand Union Canal
- Convenient for Apsley station, the A41, M1 and M25
- Leasehold with approximately 95 years remaining
- Annual service charge: £1,356.38; ground rent: £405



Mulburries are delighted to present this beautifully presented two-bedroom apartment, situated on Kingfisher Drive in the popular Apsley area of Hemel Hempstead. With the Grand Union Canal nearby, attractive surroundings and convenient access to local amenities and transport links, this appealing home is an excellent choice for first-time buyers, downsizers and commuters.

Offering approximately 562 sq ft of accommodation, the property enjoys a practical layout complemented by neutral décor throughout. The spacious open-plan living and dining room provides a welcoming setting for relaxing and entertaining, with a large window bringing



in natural light and ample space for both comfortable seating and a dining table.

The separate kitchen is fitted with contemporary white units, contrasting work surfaces and tiled splashbacks, alongside a built-in oven, hob and extractor. Its position adjoining the dining area makes the layout particularly convenient for everyday living.

There are two bedrooms, including a comfortable principal double, while the second bedroom offers flexibility as a guest room, nursery or home office. The stylish bathroom features a white suite with a shower over the bath, a vanity washbasin and contrasting wall tiling. Hallway storage adds further practicality.

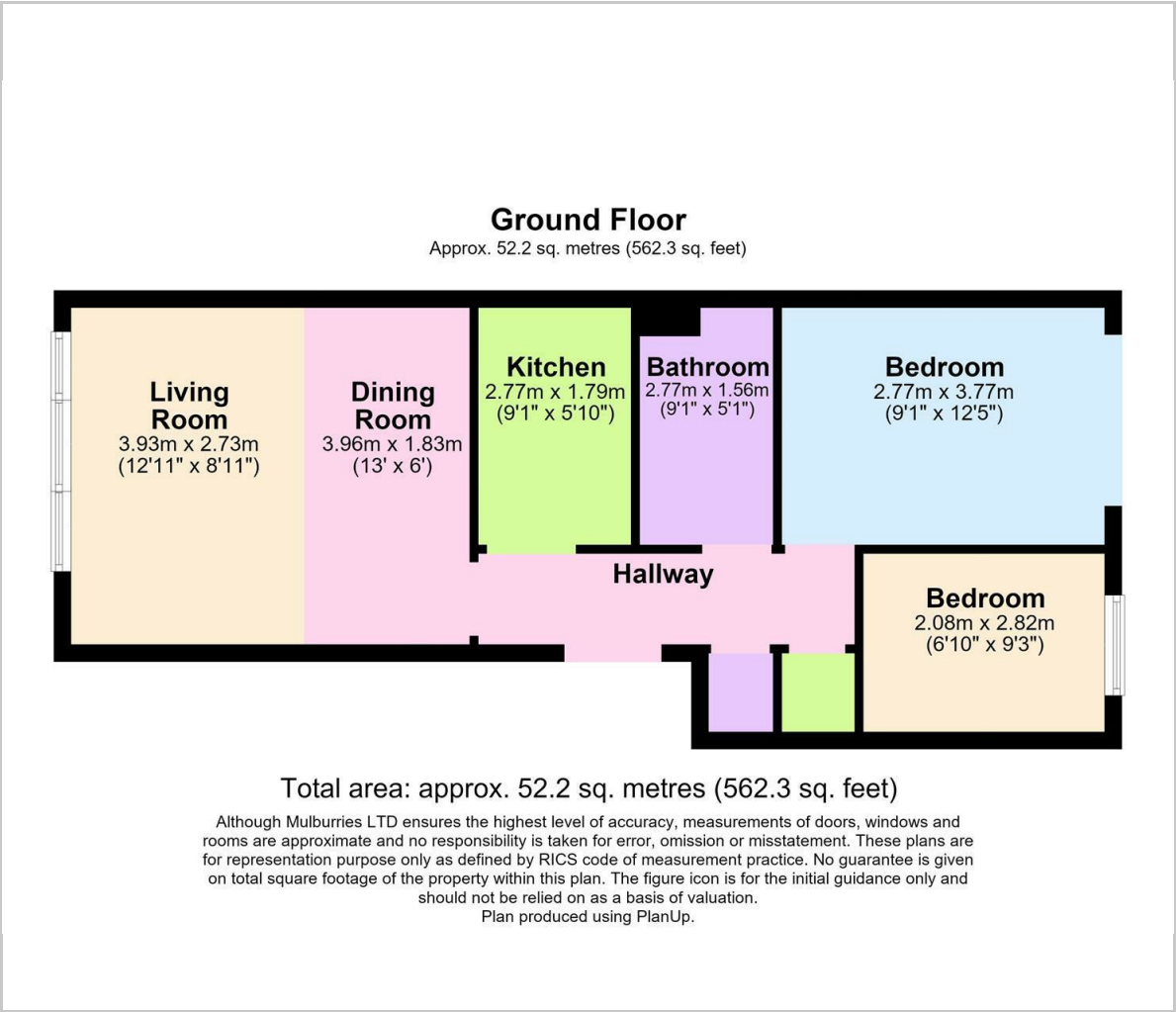
The development sits within a leafy setting, with lawned communal grounds and a parking area. Nearby canal towpaths provide an attractive backdrop for walks, while Apsley Lock Marina offers further opportunities to enjoy the waterside surroundings.

Apsley's shops, supermarkets, cafés and restaurants are conveniently accessible, alongside Apsley railway station with services to London Euston. The A41, M1 and M25 provide connections for those travelling by road, while Hemel Hempstead town centre offers a wider selection of shopping and leisure facilities.

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Floor Plan

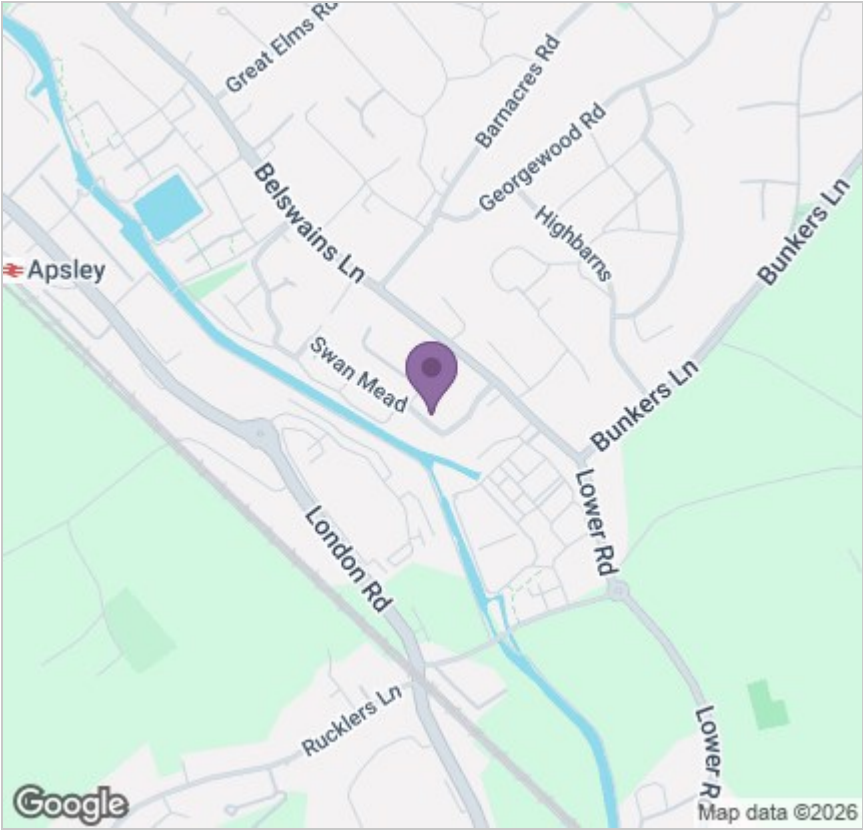


Viewing

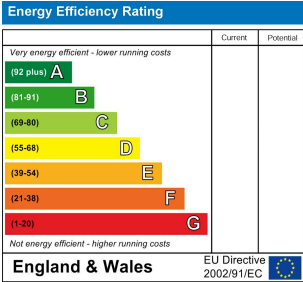
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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