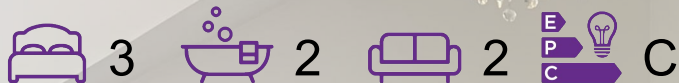




31 Dickinson Quay, Hemel Hempstead, HP3 9WG
Asking Price £385,000



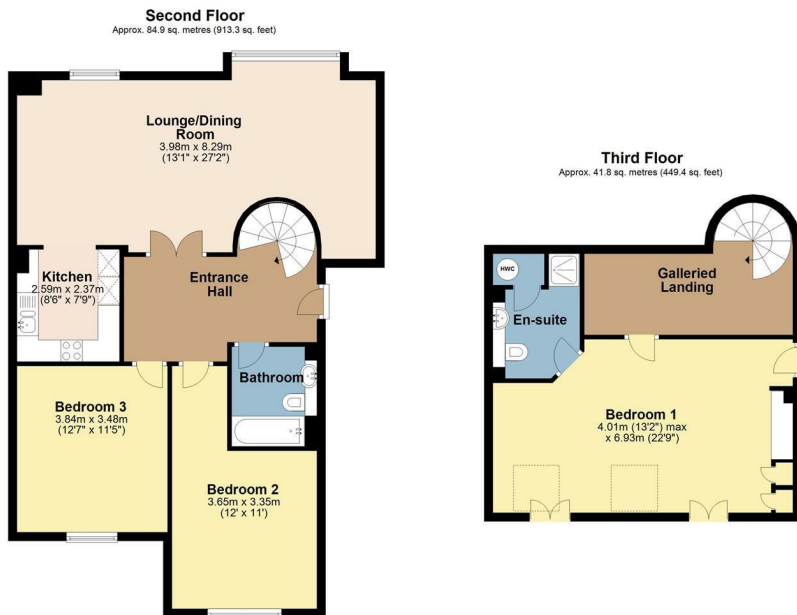
NO UPPER CHAIN! A spacious three bedroom split level apartment located within the popular Apsley Lock Development with fantastic views of the Grand Union Canal and Apsley Marina. Ideally situated within walking distance of Apsley Station, local shops and motorway links. Offering spacious and versatile accommodation throughout, the living / dining room is particularly bright and airy, benefiting from vaulted ceiling and cathedral feature windows. The property comprises: entrance hall with storage cupboard, kitchen, living / dining room, two double bedrooms, family bathroom, mezzanine study space leading to master bedroom with built in storage and en suite. The property has use of zoned residents only parking.

Leasehold Tenure with 103 years remaining.
Annual Ground Rent: £150.00.
Annual Service Charge: £2131.00.
Council Tax Band E.

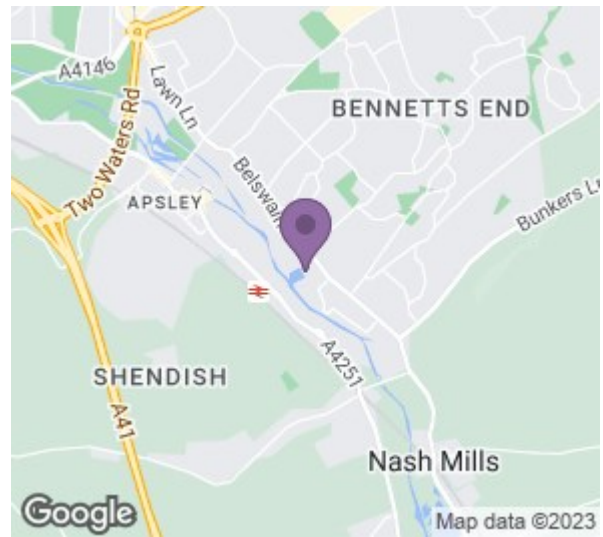
- Entrance Hall**
- Living / Dining Room**
- Kitchen**
- Second Bedroom**
- Third Bedroom**
- Family Bathroom**
- Mezzanine Study Space**
- Master Bedroom with En Suite**

- **NO UPPER CHAIN**
- **POPULAR DEVELOPMENT**
- **SPACIOUS THREE DOUBLE BEDROOM SPLIT LEVEL APARTMENT**
- **RESIDENTS PARKING**
- **VIEWS OF THE GRAND UNION CANAL AND APSLEY MARINA**
- **IDEALLY SITUATED FOR MAINLINE STATION**





Total area: approx. 126.6 sq. metres (1362.8 sq. feet)
 This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
 Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	76	76	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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