



Castles

DICKINSON QUAY  
Apsley Marina, Apsley, HP3 9WG

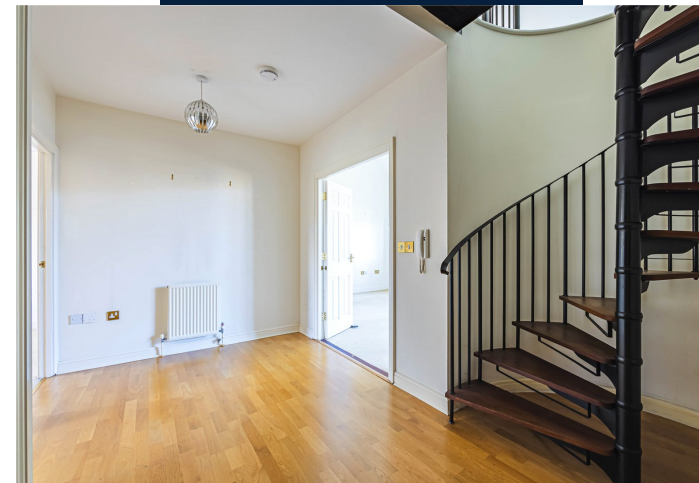


# DICKINSON QUAY

Apsley Marina, Apsley, HP3 9WG

O.I.E.O  
£392,000  
(Leasehold)

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This grand and luxurious top floor Penthouse Apartment, boasts three bedrooms, a spiral staircase and fabulous views of the canal and Apsley Marina.

 3  1  2  Private Parking

The accommodation is generous and offers many attractive characteristics including good sized and interesting shaped rooms – including an attic-style master bedroom with en-suite shower room.

The main floor has a living area and houses the other two bedrooms. The main reception room is large and light, offering more than enough space for both relaxing and dining – as well as clean and bright decor. The kitchen offers a wealth of storage and areas for appliances with white units and plenty of cupboards. It leads into the living space allowing for an open plan feel.

A spiral staircase into the loft provides access to an exceptional master room with attic windows, fabulous vantage points and more than enough space for a good range of furniture and storage or a versatile study area. Outside offers dedicated parking spaces, with permits, alongside well-maintained communal areas.

Tenure - 103 years Lease  
Service charge - £1756.63 / annum  
Ground rent - £150.00 / annum

## Specifications

- NO CHAIN
- TOP FLOOR PENTHOUSE
- MARINA VIEWS
- 3 DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN LIVING
- SECURITY INTERCOM
- PRIVATE ENTRANCE
- PERMIT PARKING



This impressive property has much to offer its next owner, with it's unique location at the top of a prestige development.



#### A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

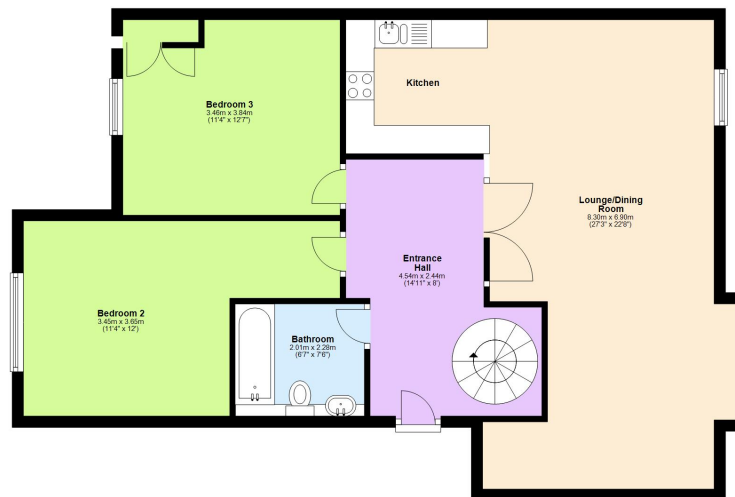


**Please Note:**

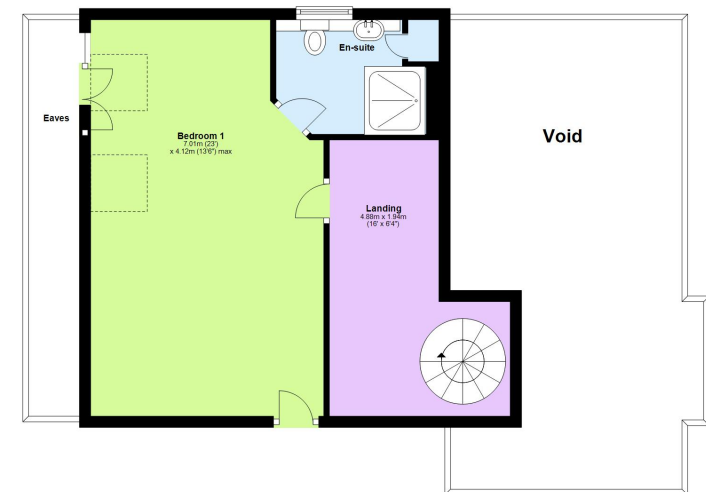
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Third Floor**  
Approx. 85.5 sq. metres (920.3 sq. feet)



**Fourth Floor**  
Approx. 45.7 sq. metres (492.0 sq. feet)



**Tenure:** Leasehold  
**Council Tax Band:** E  
**EPC Rating:** C

Total area: approx. 131.2 sq. metres (1412.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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