



Because property is personal with...

Frances House, London Road, Apsley

**BELVOIR!**



**Guide price £200,000**



## Key Features

- CHAIN FREE
- SPACIOUS ONE BEDROOM APARTMENT
- GROUND FLOOR
- A STONES THROW FROM ASPLEY STATION
- LOW SERVICE CHARGE/GROUND RENT
- ALLOCATED PARKING SPACE
- EPC rating C





## Chain-Free Ground Floor Flat - Perfect for Commuters!

Located in the sought-after Frances Court, this well-presented one-bedroom ground floor flat is a fantastic opportunity for first-time buyers and investors alike. Chain-free and ready to move into, the property offers a bright and spacious reception room, a well-maintained kitchen, a comfortable bedroom, and a modern bathroom - all in good condition. The property also boasts allocated parking for one vehicle.

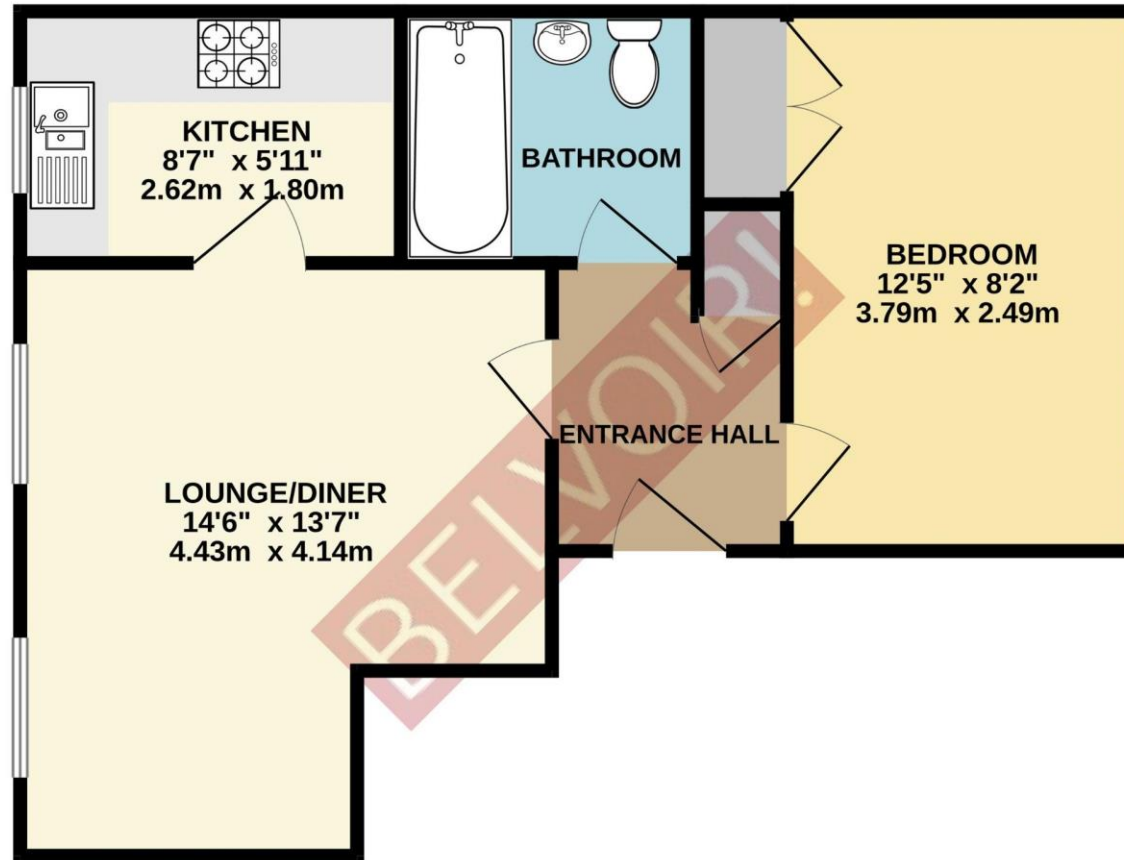
Situated just a stone's throw from Apsley Station, this flat is ideal for commuters, offering direct trains to London Euston in just 30 minutes. Apsley itself is a thriving area with a selection of local shops, cafes, and scenic walks along the Grand Union Canal. With excellent transport links and a welcoming community, this location balances convenience with a relaxed riverside lifestyle.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this flat is not to be missed. Book a viewing today!

### Agent's Notes

Belvoir are advised;  
Council tax - Dacorum band C  
Years remaining on the lease - 102  
Service charge - £1081.40 per annum  
Ground rent - £150 per annum

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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