

Mulburries



Lancaster House, Frogmore Road , Hemel Hempstead, HP3 9GQ

Offers in excess of £285,000



**Lancaster House, Frogmore
Road, Hemel Hempstead,
HP3 9GO**

- Modern apartment
- Open-plan living and dining space
- Private balcony
- 1 double bedroom
- Great location, next to Grand Union Canal
- Approx. 0.6 miles to Apsley Station
- Tax band = C
- EPC = C
- Annual service charge - £685.04
- Nil Ground rent



Welcome to this charming property located on Frogmore Road in the delightful town of Apsley. This purpose-built flat is nearly new, offering a modern and stylish living space that is perfect for a single professional or a couple.

As you step into the property, you are greeted by a cosy reception room that is ideal for relaxing or entertaining guests. The bedroom is spacious and comfortable, providing a peaceful retreat at the end of a long day. The bathroom is sleek and contemporary, adding a touch of luxury to your daily routine.



One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. Additionally, the property boasts very low annual service charges and nil ground rent, making it an affordable option for any homeowner.

Convenience is key with this flat, as it offers two secured underground parking spaces, one of which is equipped with an EV charging port. The first-floor location with lift access adds to the ease of living in this property, making it accessible for all. The property is also less than 4 years old, so still has ample time left on its NHBC warranty.



Situated just 0.6 miles from Apsley Station, this property is perfect for commuters looking for easy access to transport links. Whether you're heading into London for work or exploring the charming town area this location offers the best of both worlds.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.

Floor Plan



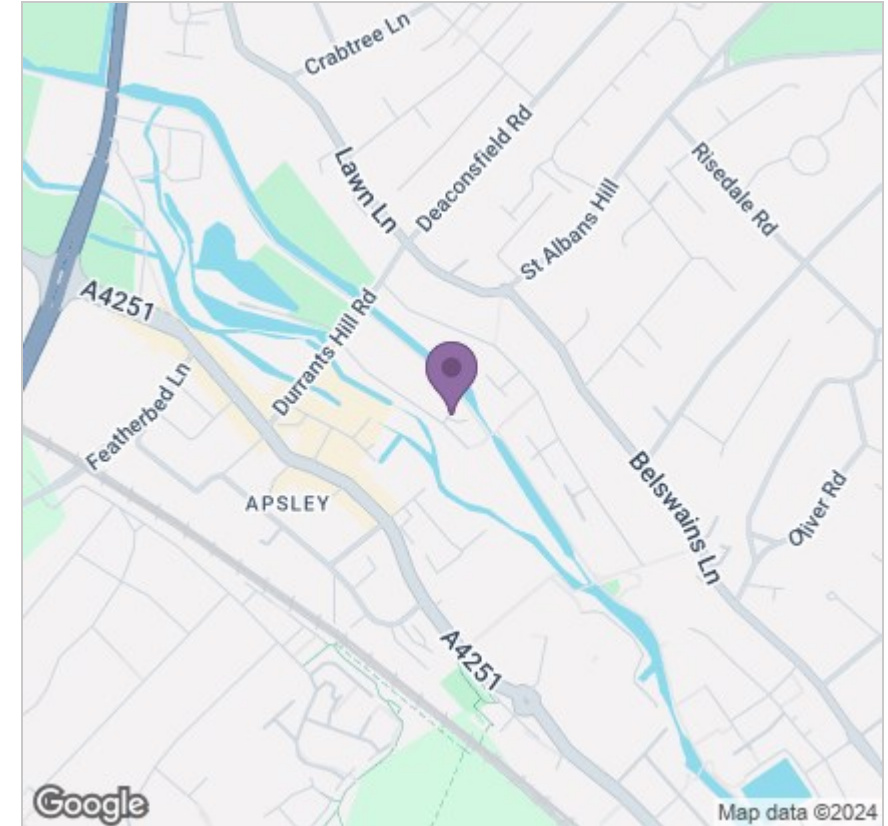
Viewing

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.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

