

46 Lancaster House., Frogmore  
Road, Hemel Hempstead,  
Hertfordshire, HP3 9GQ

David  
**Doyle**  
Sales and Lettings

Price £300,000 Leasehold



This well presented 1 bedroom penthouse apartment with a pleasantly private roof terrace that offers views over the communal garden and Grand Union Canal is conveniently located for local shops and Apsley main line station with links to London Euston. The open plan lounge kitchen dining room makes the most of the floor to ceiling windows and a door that offers access to that generous roof terrace that makes an excellent outside entertaining area. The master bedroom is of a good size and benefits from a mirror fronted double wardrobe. The bathroom has been fitted in white in a contemporary style and comprises a panelled bath with a shower over and a fitted shower screen, a wash hand basin, a low level WC, a chrome heated towel rail and colour coordinated tiling. With the benefit of allocated parking viewing is highly recommended to fully appreciate the quality of the apartment.

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Stylish 1 bedroom penthouse apartment with a pleasantly private roof terrace

Open plan living. Lounge kitchen dining room

Master bedroom with built in mirror fronted wardrobe

Contemporary bathroom

Generous roof terrace with views over the communal garden and Grand Union Canal

Allocated parking

Convenient for local shops and Apsley station with links to London Euston

Communal lift

Security entry system

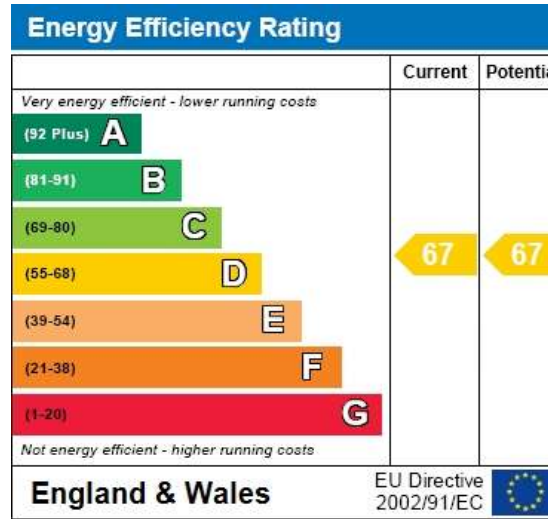
Viewing is highly recommended to full appreciate the quality of the apartment

Council Tax Band C

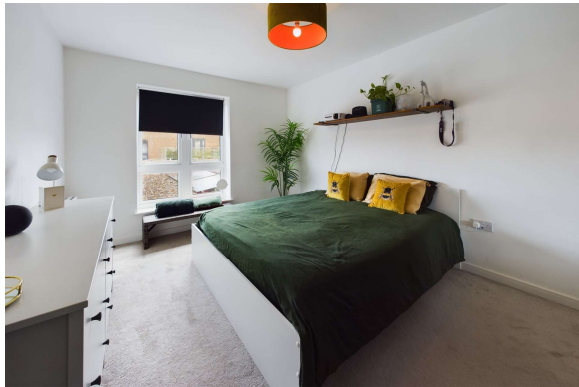
Tenure -Leasehold



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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 46 Lancaster House., Frogmore Road, Hemel Hempstead, Hertfordshire, HP3 9GQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2021
Council Tax Band	C
This year council tax charge	£1,440
Tenure	Leasehold
Service charge this year	£784
Name of management company	IV Property Management
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electrical radiators
How is your broadband supplied	Hyperoptic
What parking facilities does your property have	Allocated parking in ground floor, secured garage
Please state any costs per annum for parking	N/A
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? Yes

If yes please give details of the adaptations Lift

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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