

**83 Regents House, Frogmore
Road, Apsley, Hemel
Hempstead, Hertfordshire,
HP3 9GP**

David
Doyle
Sales and Lettings

Price £270,000 Leasehold



This beautifully presented 1 bedroom executive apartment is located on this highly sought after modern canal side development and benefits from a southerly facing and pleasantly private balcony and secure allocated parking. The apartment is conveniently located for local shops, amenities, The Grand Union Canal, Apsley Lock Marina and Apsley main line station with links to London Euston.

The accommodation comprises an open plan lounge kitchen dining room that offers access to the southerly facing balcony. The kitchen is fitted to a high standard and includes a range of integrated appliances. The bedroom benefits from a built in mirror fronted wardrobe and a useful airing cupboard that is fitted with a hanging rail. The bathroom has been luxuriously fitted in white with chrome fittings and features a panelled bath with a shower over, a fitted shower screen, a wall hung wash hand basin and a low level WC. The entrance hall offers access to all room along with a useful storage cupboard that offers space and plumbing for an automatic washing machine. With the added benefit of secure allocated parking and well maintained communal gardens viewing is highly recommended.

`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.

Beautifully presented 1 bedroom executive apartment

Located on this highly sought after modern canal side development

Convenient for Apsley main line station and local amenities

Open plan living

Fitted kitchen with integrated appliances

Southerly facing balcony

Bedroom with fitted wardrobes

Luxuriously fitted bathroom

Secure allocated parking

Communal garden

Council Tax Band C

Tenure -Leasehold



CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

83 Regents House, Frogmore Road, Apsley, Hemel Hempstead, Hertfordshire, HP3 9GP

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?	2020
Council Tax Band	Band c
This year council tax charge	£1925
Tenure	Leasehold
Remaining Lease Length	995
Ground Rent	£200 per annum
Next ground rent review date	1st August 2025
Method of review/price increase	No change since 2020
Service charge this year	£728 charged quarterly
Name of management company	IV Property Management
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No, all electric
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric heaters only
How is your broadband supplied	Cable
Do you have a telephone connection?	None

What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	None
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?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.