



Connells

Regents House Frogmore Road
Hemel Hempstead



Property Description

A modern two bedroom executive apartment located within easy reach to the Apsley Train Station. Benefits include allocated parking, ensuite to master bedroom, open plan kitchen/living area, balcony and double glazing.

This beautifully presented apartment also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!



Communal Entrance

Door to front with security entry system and stairs and lifts to all floors.

Entrance Hall

Door to front, wall mounted electric heater and a storage cupboard with plumbing for washing.

Open Plan Lounge

Double glazed window, TV point, wall mounted electric heater and double glazed door to balcony.

Open Plan Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated oven and hob, dishwasher and fridge/freezer.

Bedroom 1

Double glazed windows and a wall mounted electric heater.

Ensuite

Fitted with shower cubicle, wash hand basin, low level WC, heated towel rail and part tiling.

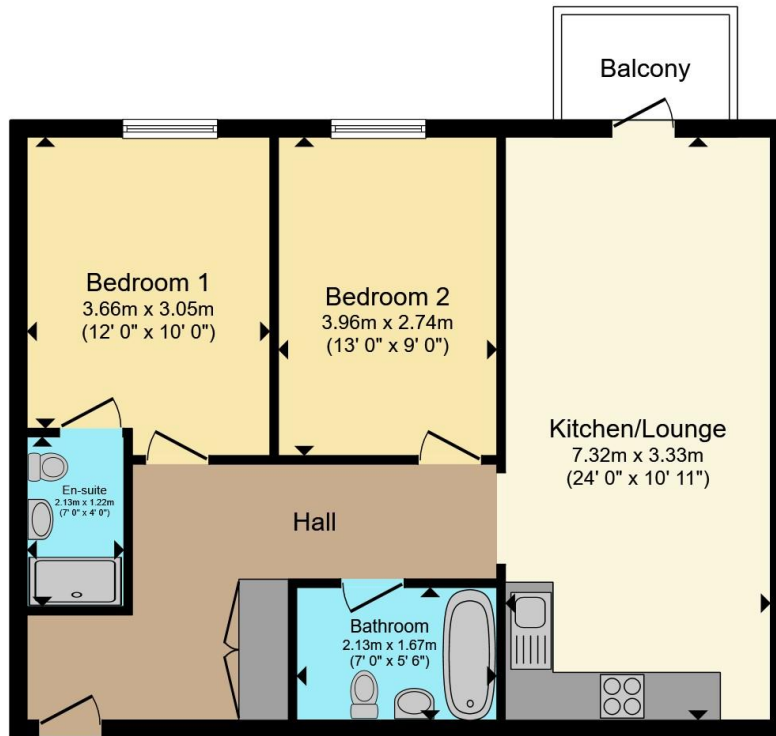
Bedroom 2

Double glazed window and wall mounted electric heater.

Bathroom

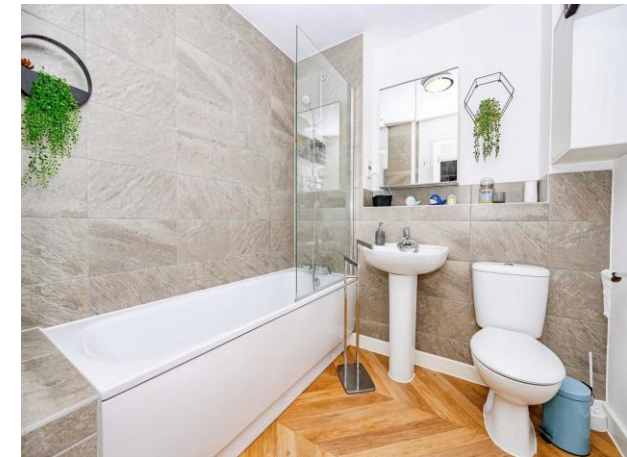
Fitted with bath, shower, wash hand basin, low level WC, heated towel rail and part tiling.





Total floor area 68.2 m² (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax
Band: D

Service Charge:
1397.11

Ground Rent:
99.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/HEM312588](https://www.connells.co.uk/Property/HEM312588)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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