Connells

Lancaster House Frogmore Road
Hemel Hempstead

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Hemel Hempstead HP3 9GQ

for sale
£350,000

Property Description

Offered with NO UPPER CHAIN, this well-presented apartment within Lancaster House, HP3 9GQ, provides an excellent opportunity for buyers seeking a stylish and conveniently located home. Perfect for first-time buyers or investors alike, the property is ideally positioned to enjoy all the benefits of village living while remaining well connected.

The apartment features a bright and modern interior, with a spacious living area that opens onto a private balcony, creating the perfect spot to relax or entertain. The bedroom is generously sized and benefits from its own ensuite, alongside a contemporary kitchen and additional bathroom, all finished to a good standard. The property also includes the added convenience of allocated parking.

Situated close to the village centre, the property offers easy access to local shops, amenities, and excellent transport links, with the nearby station providing direct services to London Euston. This is an ideal purchase for those looking to combine comfort, location, and convenience—call now to arrange a viewing!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front, intercom, electric heater, cupboard with heating system.

Kitchen/Lounge

Double glazed door to balcony and two double glazed windows. Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob, integrated fridge/freezer, space for washing machine.

Bedroom 1

Two double glazed windows and an electric heater.

Ensuite

Bedroom 2

Two double glazed windows and an electric heater.

Bathroom

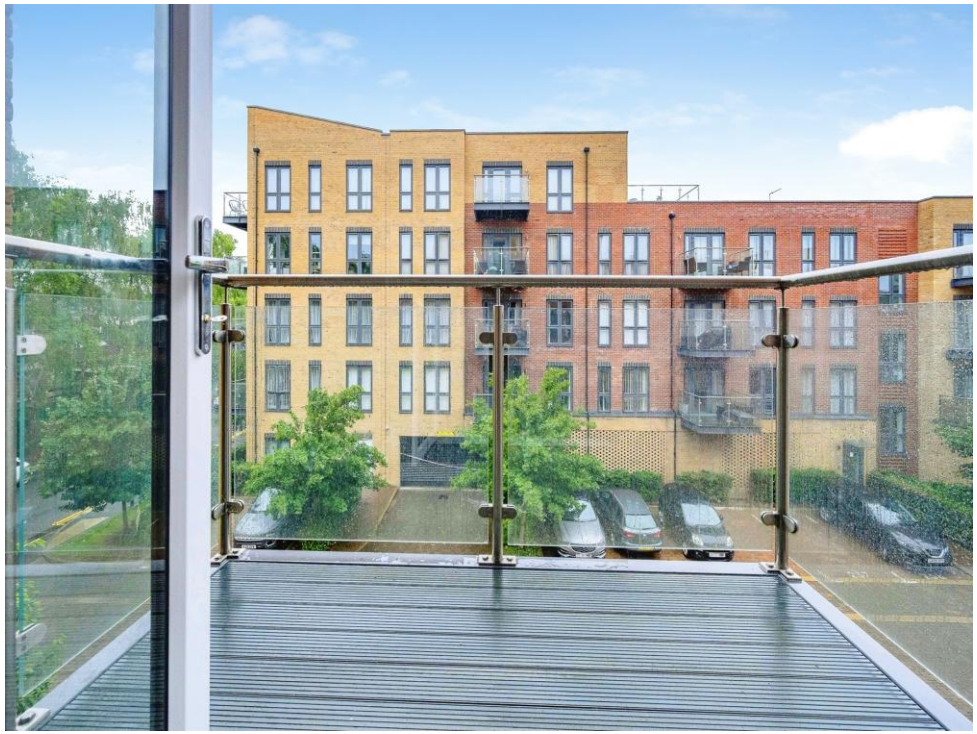
Outside

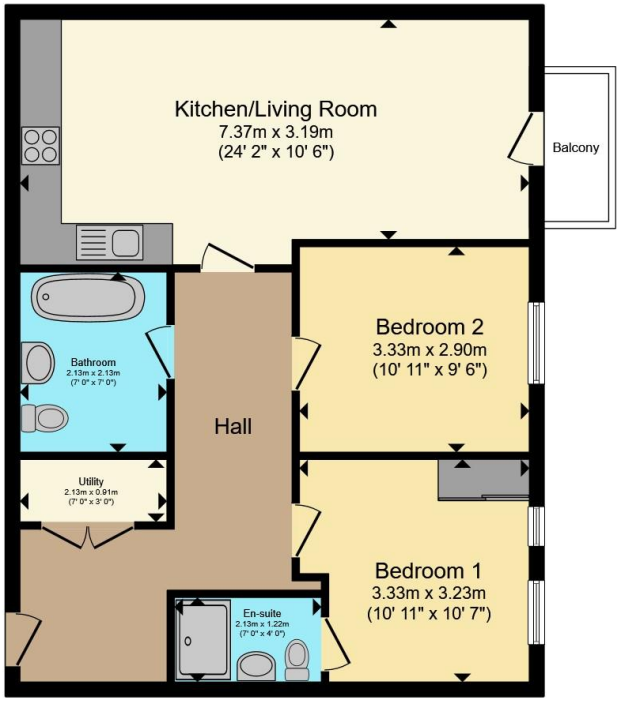
Parking

One allocated parking space.

Balcony

Communal Gardens





Floor Plan

Total floor area 70.8 m² (762 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

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To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax Band: D

Service Charge: 1501.20

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312980

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

The Property Ombudsman

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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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