



**Connells**

Lancaster House Frogmore Road  
Hemel Hempstead



## Property Description

Presented to an exceptionally high standard throughout, this impressive two double-bedroom executive apartment in Lancaster House (HP3) offers contemporary living in a sought-after location. The property features a modern fitted kitchen with integrated appliances, an en-suite to the principal bedroom, and a private balcony with attractive canal views.

Additional benefits include secure underground allocated parking and convenient access to Apsley Village, well-regarded local schools, and Apsley Station, providing direct services to London Euston.

An ideal opportunity for first-time buyers. Early viewing is highly recommended — contact us today to arrange an appointment.

## Communal Hallway

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

## Entrance Hall

Door to front with entry phone, wall mounted electric heater, cupboard with plumbing for washing machine and heating system,

## Living Area Open Plan

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

## Balcony

Views over the Grand Union Canal.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, integrated oven and hob with cookerhood, integrated dishwasher and fridge/freezer, wall mounted electric heaters.

## Bedroom 1

Two double glazed windows, fitted wardrobes, TV point, wall mounted electric heater.

## En-Suite

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

## Bedroom 2

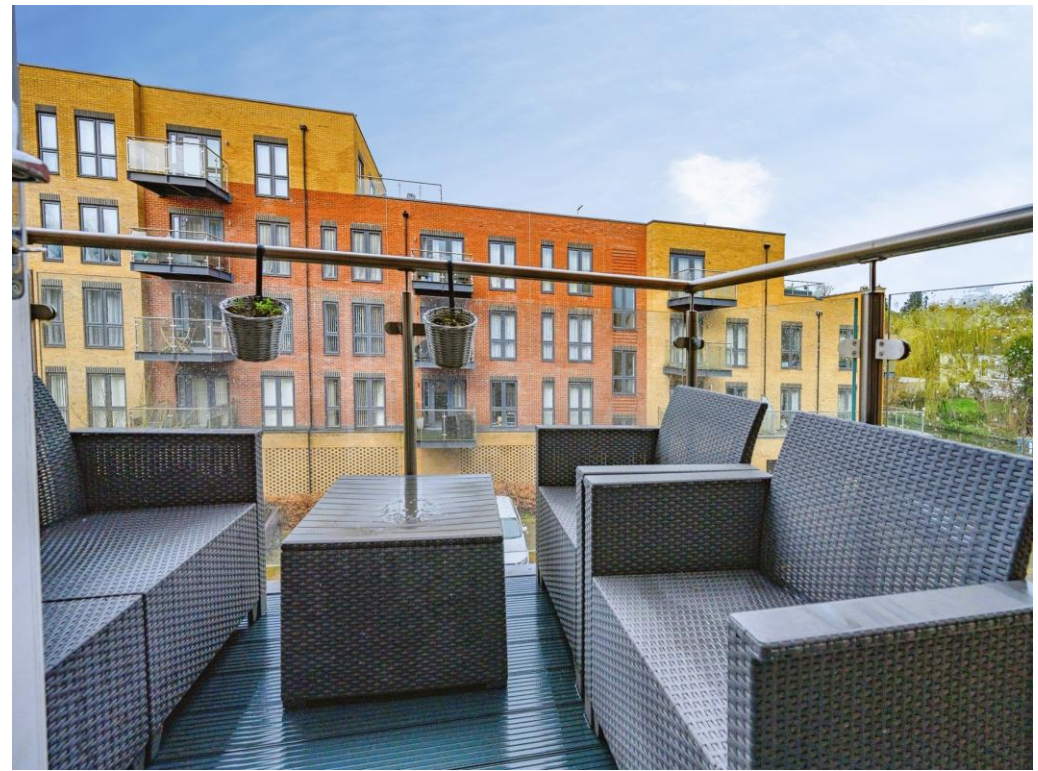
Double glazed window and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, heated towel rail, low level WC, extractor fan and part tiling.

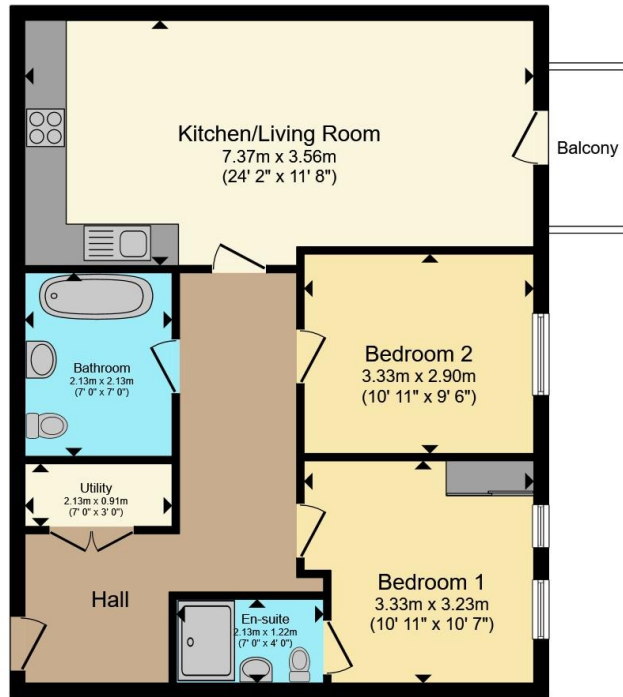
## Parking

One allocated secure underground parking space.









**Floor Plan**

Total floor area 70.8 m<sup>2</sup> (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](http://www.propertybox.io)



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: 1425.00

Ground Rent: 349.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312649](http://connells.co.uk/Property/HEM312649)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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