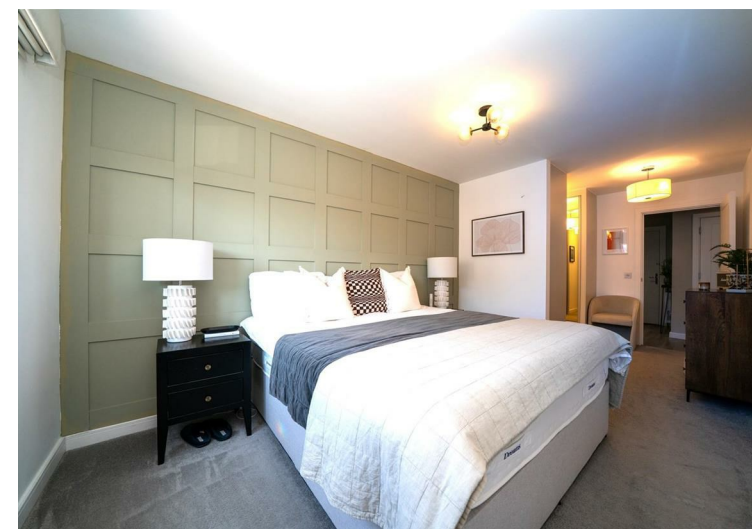
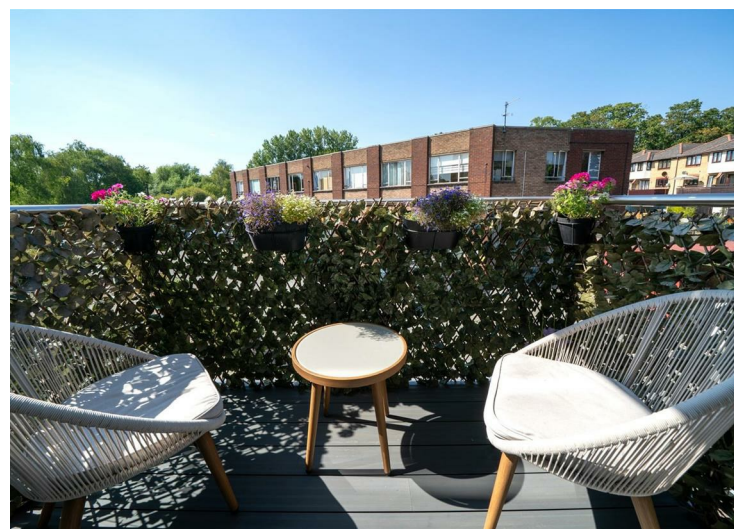
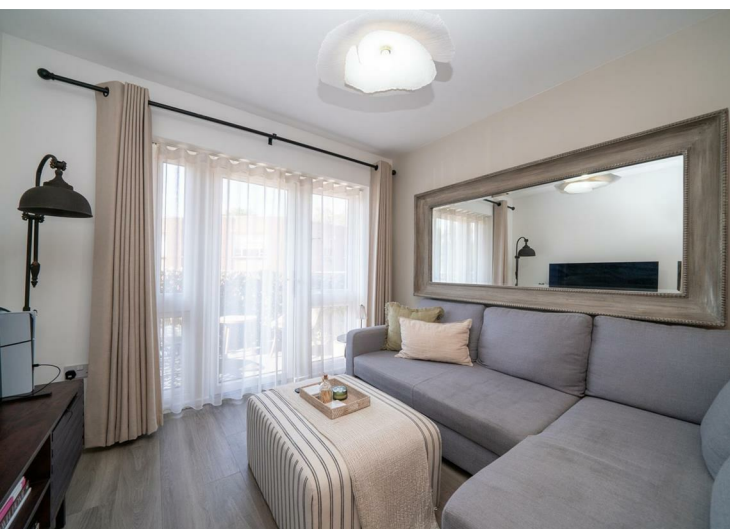




Frogmore Road

Apsley

Frogmore Road

Apsley

Offers In Excess Of £260,000

entrance hall | office area | open plan lounge/kitchen/dining room | bedroom | bathroom
| parking | communal gardens

A stylish one bedroom executive apartment with a private balcony, two allocated parking spaces and an EV charging point, ideally situated within this sought-after modern canal-side development.

This beautifully presented apartment combines contemporary open plan living with a number of practical features, including a dedicated dressing area to the bedroom, useful home office space and excellent storage.

The heart of the home is the impressive open plan lounge, kitchen and dining room, providing a sociable and versatile living space with direct access to the private balcony. The kitchen is fitted to a high standard and includes a range of integrated appliances, while the adjoining living area provides plenty of space for both relaxing and dining.

The spacious primary bedroom benefits from a dedicated dressing area, complete with two mirror-fronted wardrobes and attractive feature wall panelling, creating a well-considered and comfortable bedroom suite. The bathroom has been finished in a contemporary white suite with chrome fittings and includes a panelled bath with shower over, fitted shower screen, wall-hung wash hand basin, low level WC and chrome heated towel rail.

A particularly useful feature of the entrance hall is the integrated office area, ideal for working from home. There are also two storage cupboards, one of which provides space and plumbing for an automatic washing machine.

Outside

The property enjoys the benefit of well-maintained communal gardens, together with two secure allocated parking spaces, one of which has an EV charging point.

The location is another notable advantage, with the Grand Union Canal and Apsley Lock Marina nearby, while Apsley mainline station offers links to London Euston. Local shops and amenities are also conveniently accessible.

Tenure

Lease: 995 years left

Service charge: £1308 per year

Ground rent: £250 per year

Building insurance: £245 per year

Services

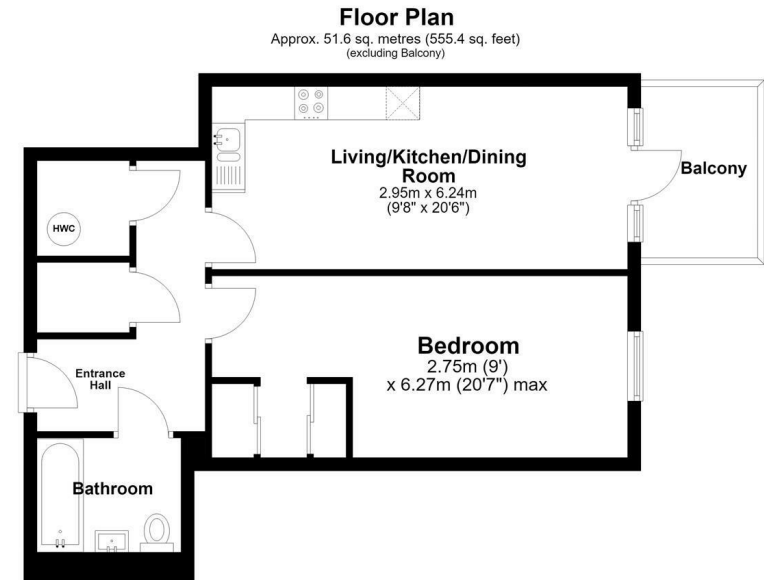
Electric hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

Situation

Apsley, with its delightful marina and excellent local amenities, is located on the outskirts of Hemel Hempstead, which offers a fantastic range of shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston), while the M1 and M25 are within easy reach.

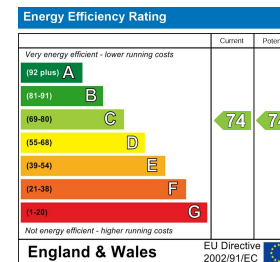
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 51.6 sq. metres (555.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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