



Connells

Lancaster House Frogmore Road
Hemel Hempstead



Property Description

A fantastic one bedroom luxury apartment in the highly sought-after Lancaster House, Apsley. Located within easy reach of local shops, Apsley Marina and Apsley Station with direct services to London Euston. The apartment features a large open plan kitchen/living room with doors onto the private terrace, a generous double bedroom with built-in wardrobes and floor to ceiling windows, a spacious hall with large utility cupboard, a beautifully appointed bathroom and double glazing throughout. Benefits include an extra large, secure underground parking space and beautifully landscaped communal gardens.

CALL NOW TO BOOK A VIEWING!!

Communal Entrance

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

Entrance Hall

Door to front with entry phone, wall mounted electric heater, large storage cupboard with plumbing for washing machine.

Open Plan Lounge And Kitchen

Double glazed doors to private terrace, TV point, wall mounted electric heater. Kitchen area fitted with wall and base units with work surfaces to complement, sink/drainer with splashback, electric oven and hob with cooker hood and dishwasher.



Bedroom

Fitted wardrobes, double glazed floor to ceiling window and wall mounted electric heater.

Bathroom

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

Underground Parking

One large, secure allocated parking space.

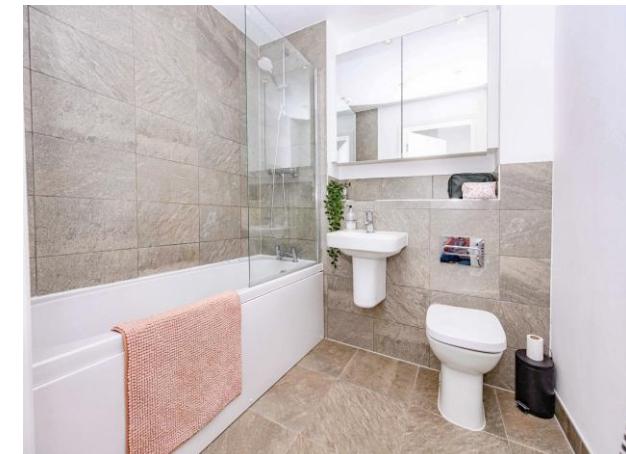




Total floor area 58.8 m² (633 sq.ft.) approx

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

Connells



To view this property please contact Connells on

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45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 1018.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312621

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 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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