



Connells

Lancaster House Frogmore Road
Hemel Hempstead

Lancaster House Frogmore Road Hemel Hempstead HP3 9GQ

for sale shared ownership
£152,000



Property Description

Offered with NO UPPER CHAIN, this well-presented apartment within Lancaster House, HP3 9GQ, presents an excellent opportunity for buyers looking to step onto the property ladder. Available on a 40% shared ownership basis, the property offers an affordable route into a highly desirable location, making it an ideal choice for first-time buyers.

The apartment boasts a bright and modern interior, featuring a spacious living area with access to a private balcony, perfect for relaxing or entertaining. The property includes a well-proportioned bedroom with the added benefit of an ensuite, alongside a contemporary kitchen and bathroom, all finished to a good standard. An allocated parking space further enhances the practicality of this fantastic home.

Situated close to the village centre, the property enjoys convenient access to a range of local amenities, as well as excellent transport links, with the nearby station offering regular services to London Euston. Combining location, value, and convenience, this is a superb opportunity not to be missed—call now to arrange a viewing!

Agents Note

Please note that the AML fee covers 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

Part tiled, shower cubicle, heated towel rail, w/c and wash hand basin.

Bedroom 2

Two double glazed windows and an electric heater.

Bathroom

Part tiled, bath tub, w/c, heated towel rail and wash hand basin.

Outside

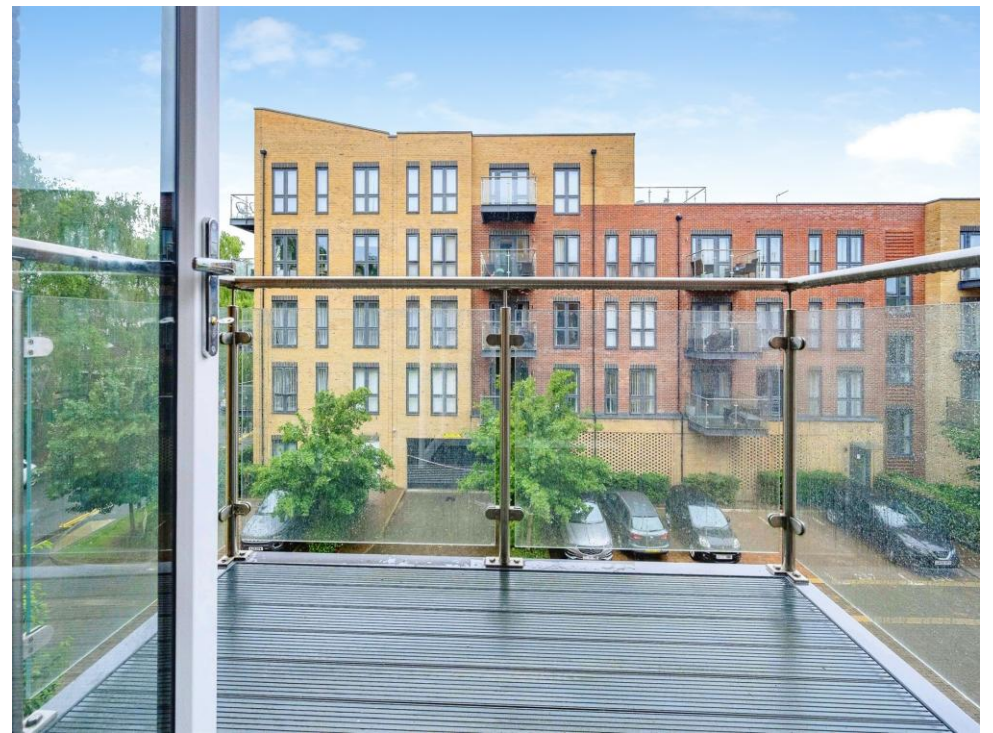
Parking

One allocated parking space.

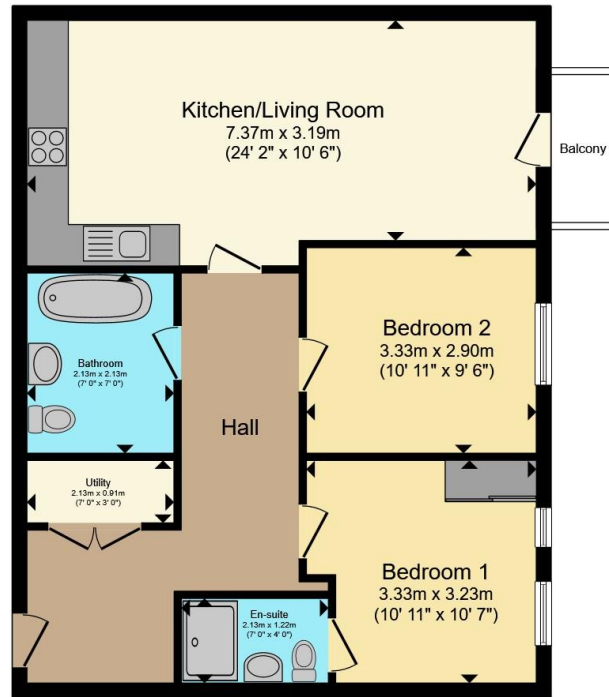
Balcony

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



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/HEM312979

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

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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