



Connells

Lancaster House Frogmore Road
Hemel Hempstead

Lancaster House Frogmore Road Hemel Hempstead HP3 9GQ

for sale offers in excess of
£350,000



Property Description

Presented to an exceptionally high standard throughout, this impressive two double-bedroom executive apartment is situated within the sought-after Lancaster House development in the desirable HP3 location. Designed for contemporary living, the property offers bright, well-proportioned accommodation ideal for first-time buyers, professionals, or investors alike.

The apartment opens into a welcoming entrance hall providing access to all principal rooms. The spacious open-plan living and dining area is finished in a modern, neutral style and enjoys direct access to a private balcony, creating an ideal space for both everyday living and entertaining.

The modern fitted kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces, and integrated appliances including an oven, hob with extractor, dishwasher, and fridge/freezer, offering both practicality and a sleek, streamlined appearance.

There are two well-sized double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A stylish main bathroom serves the second bedroom and guests, finished with quality fittings and modern tiling.

Further advantages include secure underground allocated parking, lift access, and well-maintained communal areas. The property is ideally located for access to

Apsley Village, offering a variety of local shops, cafés, and amenities, as well as well-regarded local schools. Apsley Station is within easy reach.

Communal Hallway

Door to front with security entry system and lift 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.

Kitchen Open Plan

Fitted kitchen with wall and base units, complementary work surfaces, sink with drainer and splashback, integrated oven and hob with extractor, dishwasher, fridge/freezer, and wall-mounted electric heaters.

Bedroom 1

double glazed windows, fitted wardrobes, wall mounted electric heater.

Ensuite

Fitted shower cubicle, W/C, wash hand basin, heated tile towel rail.

Bedroom 2

Window, mounted electric heater

Bathroom

Bath and shower, heated towel rail, wash hand basin, extractor fan, W/C

Balcony

Underground Parking

One allocated secure underground parking space.









Total floor area 72.0 m² (776 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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EPC Rating: C Council Tax Band: D

Service Charge: 1400.00

Ground Rent: 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312739

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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