



Regents House Frogmore Road, Hemel Hempstead

£335,000

proffitt
& holt





Regents House, Frogmore Road

Hemel Hempstead

Being sold with no onward chain is this two double bedroom apartment which sits on the second floor in this popular high spec modern development, constructed by Bellway Homes overlooking the Grand Union Canal.

Located within a short walk of Apsley train station, which offers direct access to London Euston in approximately 30 minutes, the apartment is brought to the market in immaculate order throughout.

Benefits include a spacious and bright open-plan kitchen/living space with access out to a lovely balcony offering fantastic views over the Grand Union Canal, as well as 2 double bedrooms and a contemporary family bathroom.

Additionally, the property boasts an oversized allocated parking space within the secure underground car park, communal gardens, long lease far in excess of 900 years and reasonable charges.

Viewing is highly recommended.

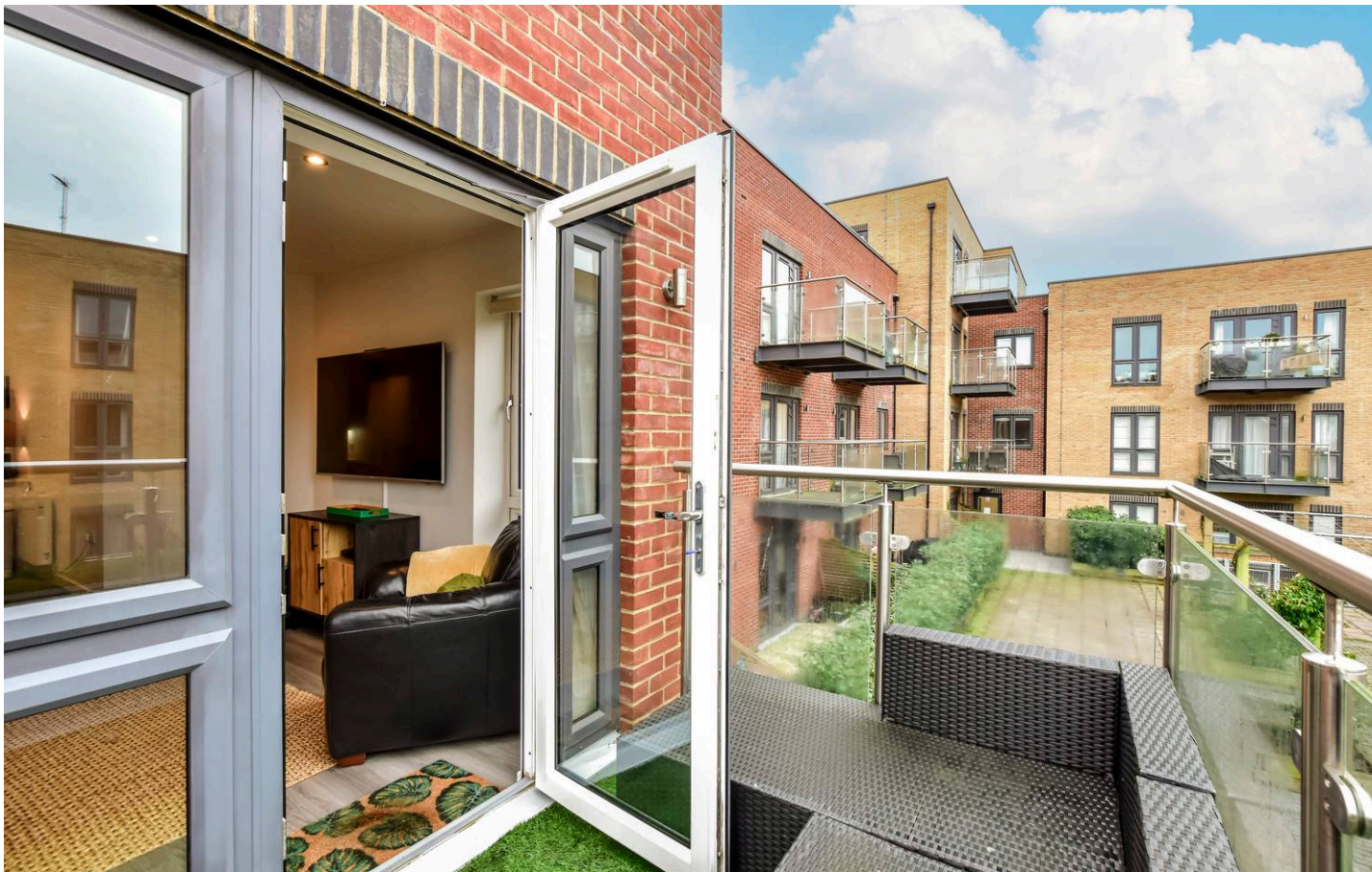
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





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The property is situated near the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities and also Apsley mainline railway station which provides frequent services into London (Euston).

For the road commuter, both the M1 and M25 motorways are easily accessible, along with other major road links.

- No Upper Chain
- Views Over Grand Union Canal
- Two Double Bedrooms
- Second Floor
- Balcony
- Secure Allocated Parking
- Walking Distance to Apsley Train Station
- Long Lease in Excess of 900 Years
- Lots of Storage





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

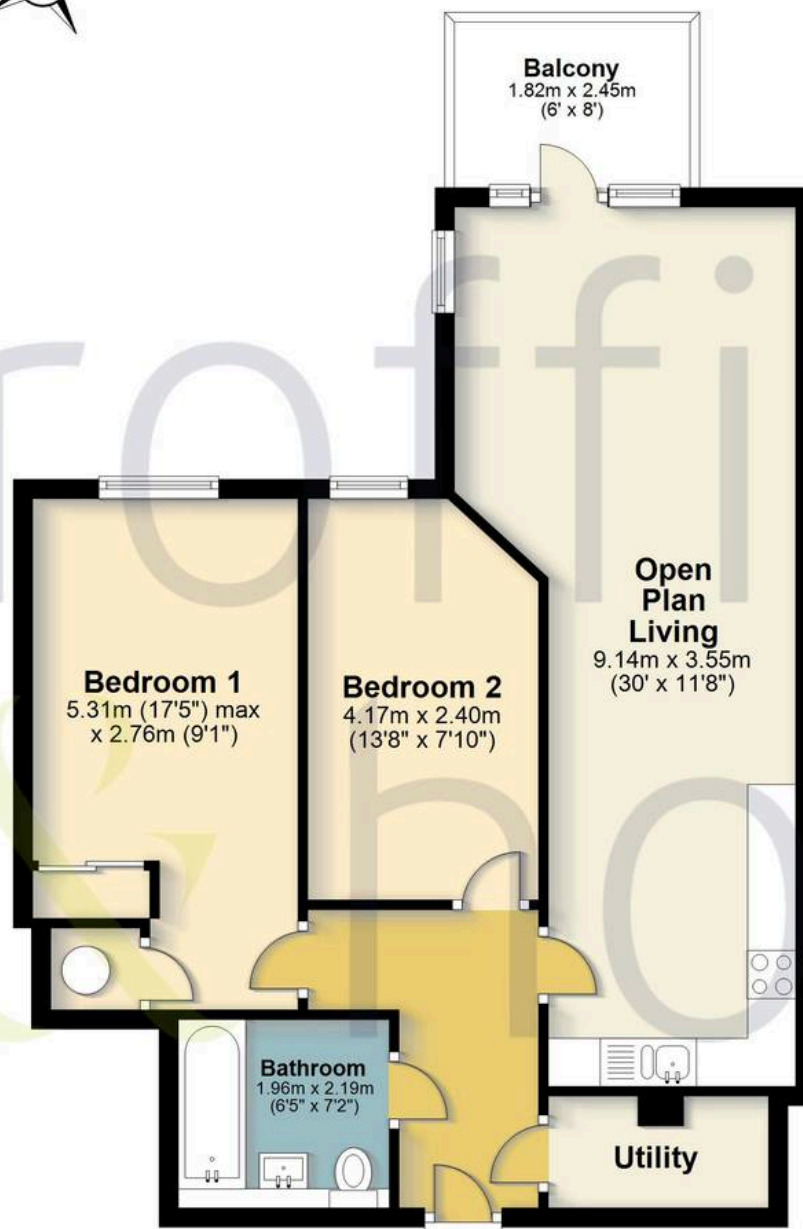






Second Floor

Approx. 65.6 sq. metres (705.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





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