



## Lancaster House Frogmore Road, Hemel Hempstead

Offers in Region of £375,000

proffitt  
& holt







## Lancaster House Frogmore Road

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this exceptional two double bedroom apartment situated on this modern canal side development conveniently located for Apsley main line station with links to London Euston and benefits including a balcony with beautiful canalside views, two secure under cover allocated parking spaces and is conveniently located for Apsley High Street with its range of amenities, the Grand Union Canal and Apsley Lock Marina. The apartment offers spacious accommodation and is arranged with a welcoming entrance hall, a large utility / storage cupboard providing space and plumbing for an automatic washing machine, a video entry phone system and doors leading to all rooms. The living room/kitchen offers an open plan entertaining area with double glazed doors opening to the balcony and dual aspect windows offering stunning views. The kitchen is fitted to a high standard with integrated appliances and colour coordinated quartz work surfaces. Both bedrooms are generous doubles, have floor to ceiling windows, fitted wardrobes and the master bedroom benefits from an en suite shower room. The family bathroom is luxuriously fitted in white with chrome fittings and heated towel rail. Externally, the development offers lovely communal gardens attractively arranged with patio seating areas, areas laid with artificial grass, raised feature planting and a decked seating area that overlooks the Grand Union Canal. A further feature of the development is the secure underground allocated parking and bike store. Offered in excellent order throughout, we highly recommend an internal viewing.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.







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Hemel Hempstead

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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- Two Bathrooms
- Two Allocated Parking Spaces
- Views Over Canal
- Balcony
- Spacious Apartment with Over 750sq ft of Accommodation
- Sought After Location
- Walking Distance to Station
- Fully Intergrated Kitchen with Quartz Work Surfaces
- Fitted Wardrobes to Bedrooms





## 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.

*For broadband and mobile speeds see;*

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









## LANCASTER HOUSE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 757.13 SQ FT / 70.34 SQ M.

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## Proffitt & Holt

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