

Mulburries

Lancaster House Frogmore Road , Hemel Hempstead, HP3 9GQ

Guide price £350,000



**Lancaster House Frogmore
Road, Hemel Hempstead,
HP3 9GQ**

- TWO BEDROOM TWO BATHROOMS
- LOW SERVICE CHARGE
- ZERO GROUND RENT
- ALLOCATED PARKING SPACE
- 0.6 MILES FROM APSLEY STATION, UNDER 30 MINS INTO EUSTON
- PRIVATE BALCONY
- 5 YEARS REMAINING ON NHBC WARRANTY
- IMMACULATE INTERIORS
- NO UPPER CHAIN



NO UPPER CHAIN. Nestled in the desirable area of Frogmore Road, Hemel Hempstead, this immaculate purpose-built flat offers a perfect blend of modern living and convenience. Built in 2020, the property spans an impressive 773 square feet and features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

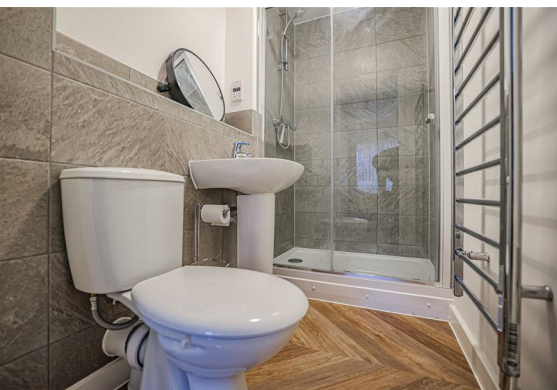
Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The flat boasts two stylish bathrooms, ensuring that both residents and guests enjoy privacy and comfort. The interiors are finished to a high standard, reflecting contemporary design and attention to detail.



One of the standout features of this property is the private balcony, where you can unwind and enjoy the fresh air. The flat also comes with an allocated parking space, along with additional street parking available for visitors. The development is particularly appealing due to its low service charge and zero ground rent, making it a financially sound choice for prospective buyers.

Conveniently located just 0.6 miles from Apsley station, commuting to London Euston takes under 30 minutes, making this flat an excellent option for professionals working in the city. With no upper chain, this property is ready for you to move in and start enjoying your new home without delay.

In summary, this flat on Frogmore Road is a rare find in a sought-after development, offering modern amenities, a prime location, and a hassle-free living experience. Don't miss the opportunity to make this delightful property your own.



Second Floor

Approx. 71.8 sq. metres (773.2 sq. feet)

The floor plan for the second floor is as follows:

- Balcony:** 1.75m x 3.48m (5'9" x 11'5")
- Kitchen/Living Room:** 7.37m x 3.48m (24'2" x 11'5")
- Bedroom:** 4.04m x 2.84m (13'3" x 9'4")
- Bedroom:** 3.99m x 3.23m (13'1" x 10'7")
- Hallway:** 2.31m x 2.72m (7'7" x 8'11")
- Bathroom:** 2.16m x 2.16m (7'1" x 7'1")
- Storage:** 2.50m x 1.15m (8'9" x 3'7")
- En-suite:** 2.21m x 1.37m (7'3" x 4'6")

Total area: approx. 71.8 sq. metres (773.2 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

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Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 92 plus A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <i>Not energy efficient - higher running costs</i>		79	79
England & Wales		EU Directive 2002/91/EC	