

Mulburries

Frogmore Road , Hemel Hempstead, HP3 9GQ

Guide price £335,000

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- Two-bedroom second-floor apartment
- Approx. 784 sq ft of accommodation
- Bright open-plan kitchen/living room
- Private balcony for outdoor seating
- Sleek modern fitted kitchen
- Two well-proportioned bedrooms
- Bathroom plus separate en-suite
- One allocated secure underground parking space
- Communal grounds overlooking Grand Union Canal
- Excellent Apsley location and commuter links

Mulburries offer this beautifully presented two-bedroom apartment within Lancaster House, offering approximately 784 sq ft of stylish accommodation, a private balcony, one allocated secure underground parking space and access to attractive communal grounds overlooking the Grand Union Canal.

Positioned on the second floor, the property opens into a welcoming entrance hall with useful storage, leading through to a bright and spacious open-plan kitchen/living/dining room. Measuring approximately 19'5 x 15'3, this impressive space is ideal for modern living, with room to relax, dine and entertain. The sleek fitted kitchen offers contemporary cabinetry, integrated appliances and a clean modern finish, while the living area enjoys excellent natural light and direct access onto the private balcony, perfect for morning coffee or evening drinks.























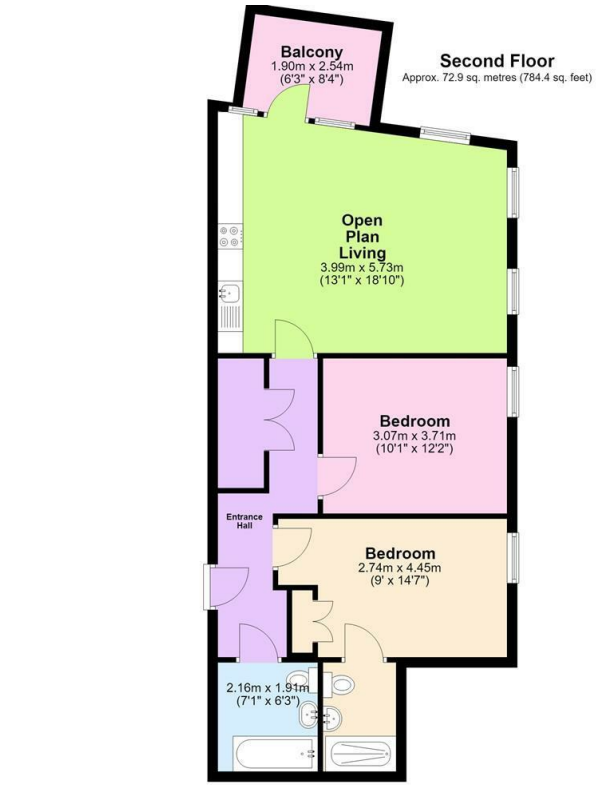


There are two well-proportioned bedrooms, both presented in excellent decorative order, with the main bedroom offering a generous double room feel. The apartment further benefits from a modern bathroom and a separate shower room, providing added practicality for couples, guests or sharers.

Externally, Lancaster House offers well-maintained communal grounds with a pleasant canal-side outlook, secure underground parking with one allocated space, plus the convenience of a modern, well-kept development. The overall presentation makes this an ideal first-time purchase, downsizing option, London commuter base or investment.

Frogmore Road is superbly positioned for Apsley and Hemel Hempstead living, with the Grand Union Canal, Apsley Marina, local cafés, restaurants, shops and everyday amenities close by. Apsley station provides rail links towards London Euston, while Hemel Hempstead town centre, The Marlowes, Jarman Park and Riverside Shopping Centre offer wider shopping and leisure facilities. The A41, M1 and M25 are easily accessible, providing strong road connections to St Albans, Watford, London and the wider Home Counties.

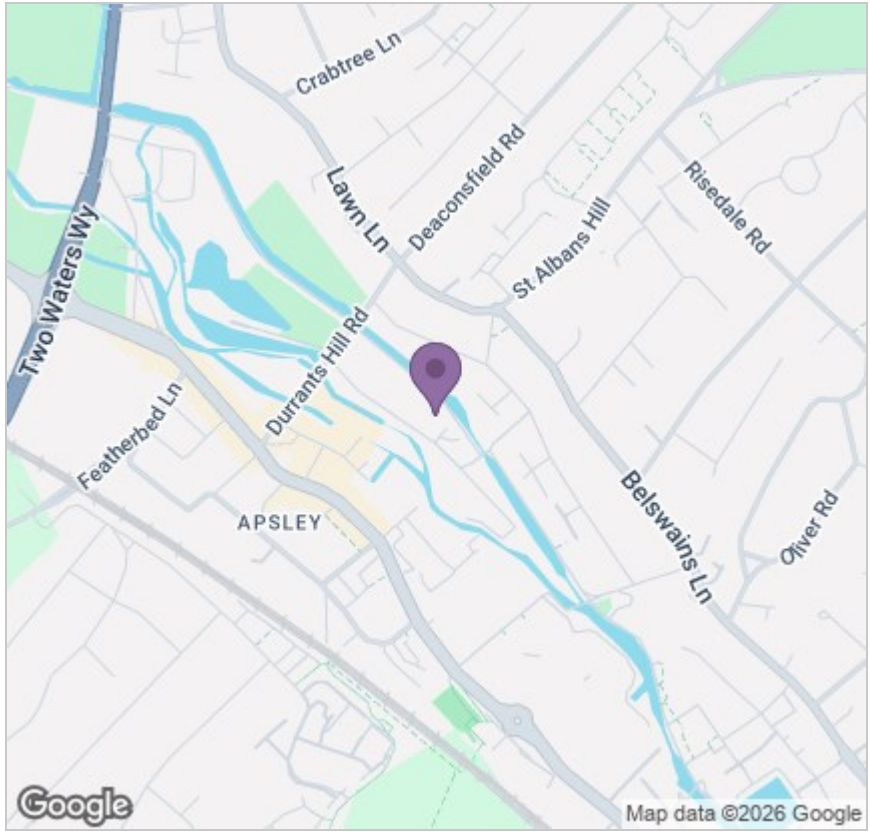
Floor Plan



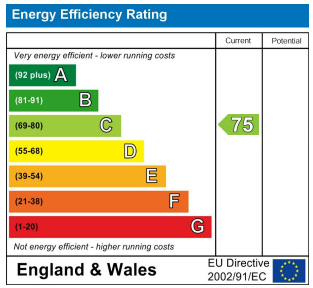
Total area: approx. 72.9 sq. metres (784.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

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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