



Castles

REGENTS HOUSE
Frogmore Road, Apsley, Hemel Hempstead HP3 9GP

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Offers Over
£310,000
(Leasehold)

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This beautifully presented Two-Bedroom Apartment within the highly attractive canal side development has everything to offer in terms of modern space and convenient location.!



Fitted throughout with contemporary features, including wooden floors and state of the art white-based kitchen and bathroom design, this is a generously sized property with a true sense of luxury.

The welcoming entrance hall offers access to all rooms including a good sized and very useful storage area. This leads on to the spacious and open-plan kitchen/dining and living room, with access out to the balcony, providing fabulous views over the well-maintained communal gardens.

The master bedroom is beautifully presented with fitted wardrobes while the second bedroom is also a double with similarly generous space. Both are served by the state-of-the-art family bathroom. Further benefits include 2 car spaces with electric charging,

Tenure 995 Year Lease
Service Charge £850.00 per annum
Ground Rent £250.00 per annum

Specifications

- 2 BEDROOMS
- 2 PARKING SPACES
- PRIVATE BALCONY
- CANAL VIEWS
- CONVENIENT LOCATION
- CONTEMPORARY FEATURES



With a private balcony and parking facilities, everything offered as part of this home is of a high standard.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

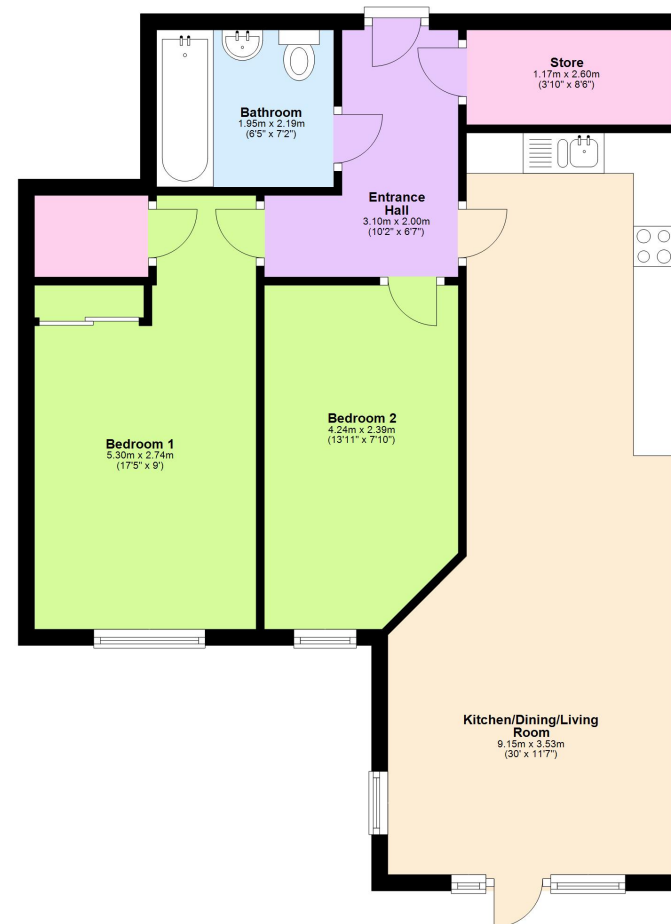
All measurements are approximate and photographs provided are for guidance only.

Tenure: Leasehold

Council Tax Band: D

EPC Rating: C

Second Floor w/Lift
Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 66.0 sq. metres (710.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

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Associated London Office: 121 Park Lane, Mayfair, London W1K 7QQ **Tel: 020 7079 1595**

www.castlesestateagents.co.uk



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