

**82 Regents House, Frogmore
Road, Hemel Hempstead,
Hertfordshire, HP3 9GP**

David
Doyle
Sales and Lettings

Price £360,000 Leasehold



David Doyle are delighted to offer to the sales 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 and secure under cover allocated parking space.

The apartment is one of the largest two bedrooms on the development being over 800 sq ft 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 Lounge/ Kitchen/ Dining room offers an open plan entertaining area with a double glazed door opening to the balcony and dual aspect windows offering far reaching views. The kitchen is fitted to a high standard with integrated appliances and colour coordinated work surfaces. Both bedrooms are generous doubles, have floor to ceiling windows and the master bedroom benefits from fitted wardrobes and 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 and with the benefit of NO UPPER SALES CHAIN, we highly recommend an internal viewing.

Two Double Bedroom Apartment

Sought After Apsley Location

Underground Allocated Parking & Bike Store

Over 800 Sq Ft Of Accommodation

Beautiful Decor Throughout

Constructed In 2018

Master Bedroom With En Suite

Balcony


NO UPPER CHAIN

Viewing Advised

Council Tax Band D

Tenure -Leasehold



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





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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