

Mulburries

Frogmore Road , Hemel Hempstead, HP3 9GQ

Guide price £275,000





## Frogmore Road, Hemel Hempstead, HP3 9GQ

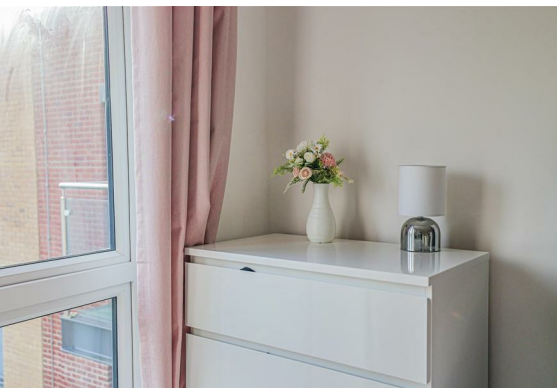
- SOUGHT AFTER DEVELOPMENT
- WELL POSITIONED SECURE UNDERGROUND PARKING
- PRIVATE BALCONY OVERLOOKING COURTYARD
- IMMACULATE INTERIORS
- LOW SERVICE CHARGE/ZERO GROUND RENT
- SHORT WALK TO STATION-30 MINS INTO EUSTON
- 0.5 MILES TO APSLEY MARINA- BARS, RESTAURANTS AND EATERIES
- LIFT ACCESS



Nestled on Frogmore Road in the charming area of Apsley, this immaculate one-bedroom flat is a remarkable opportunity for those seeking modern living in a sought-after development. Built in 2021, this new build property boasts a spacious reception room that is larger than many similar flats in the area, providing a comfortable and inviting atmosphere.

The flat features a delightful balcony that offers picturesque views of the courtyard and the tranquil canal, perfect for enjoying a morning coffee or unwinding





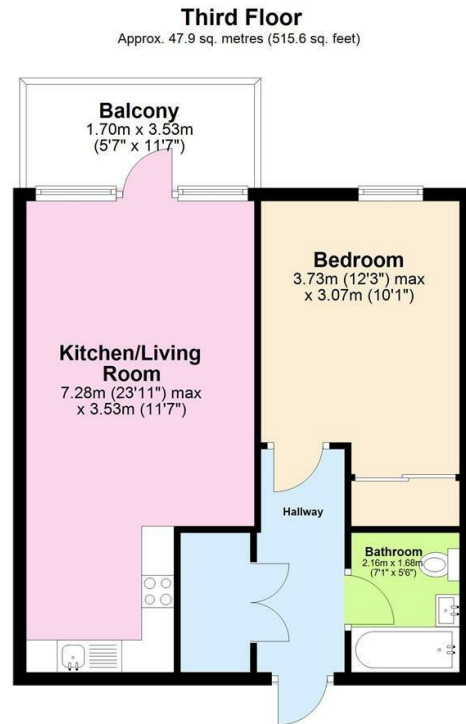
after a long day. With a well-appointed bathroom and a thoughtfully designed kitchen, this apartment is both functional and stylish.

One of the standout features of this property is the impressive 995-year lease remaining, coupled with a low service charge and zero ground rent, making it an attractive option for both first-time buyers and investors alike. Additionally, the flat includes parking for one vehicle, adding to the convenience of urban living.

Situated conveniently close to Apsley station, residents can enjoy swift access to London Euston in under 30 minutes, making this location ideal for commuters. With its blend of modern amenities, scenic views, and excellent transport links, this flat on Frogmore Road is a perfect choice for those looking to embrace a vibrant lifestyle in Hemel Hempstead. Don't miss the chance to make this stunning apartment your new home.



## Floor Plan



Total area: approx. 47.9 sq. metres (515.6 sq. feet)

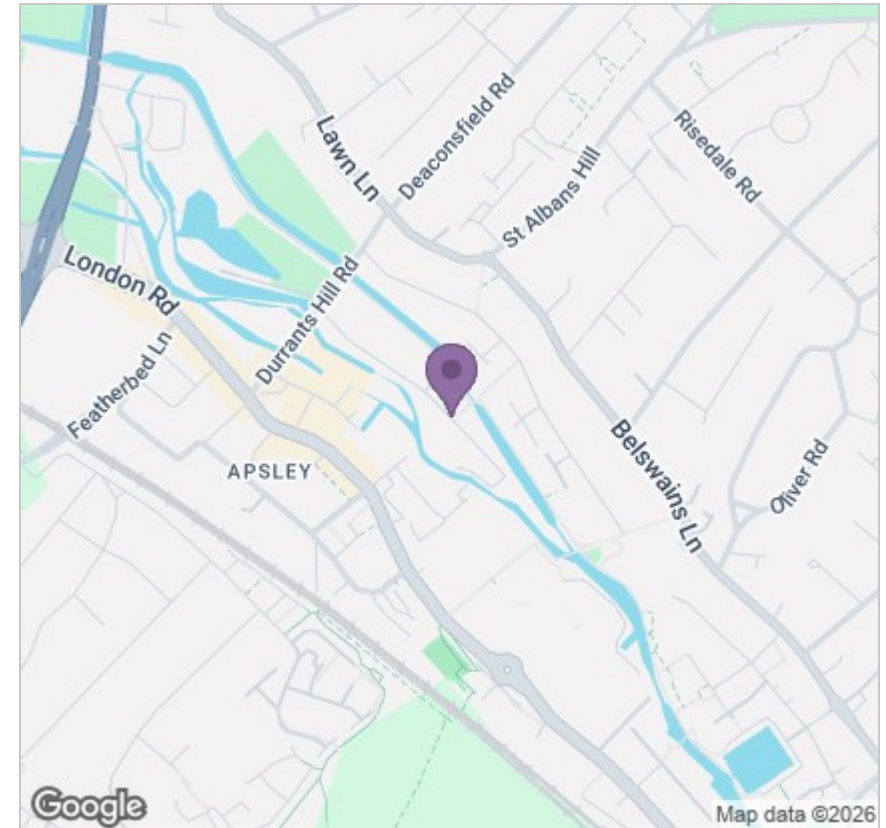
Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mistatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given 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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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive 2002/91/EC

## 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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