



Regents House, Frogmore Road
Apsley, HP3 9GP

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Regents House, Frogmore Road, Apsley

This immaculate TWO DOUBLE bedroom 3rd floor apartment is offered to the market in "as new" condition and has the added benefit of a balcony off the lounge overlooking the communal gardens and beyond to the Grand Union canal.

Less than a 5 minute walk along the canal takes you to Apsley Marina which is adjacent to the BR station with its fast and frequent service to London Euston, a choice of restaurants overlooking the canal and a convenience store.

Developed by Bellway Homes in 2020 the apartment comprises of a spacious open plan Kitchen, Diner and Lounge area, the kitchen area has a full range of integrated appliances and ample work surfaces, the lounge area benefits from french doors leading onto a good size balcony.

The Master bedroom is a double room which provides built in wardrobes and bedroom two also a good size double bedroom. Off the hallway you will also find the family bathroom and a walk in utility room with an integral built in cupboard.

The apartment also benefits from two allocated underground parking spaces.

Apsley is a fantastic location for commuters, as the train station is located centrally, providing fast and frequent railway service into London Euston in 24 minutes. Close by is the A41, which provides access to the M25 and M1. The Two Waters Primary School is close by and the closest Secondary School is Longdean. Shopping options are great in Apsley, with lots of large well known stores, such as Pets at Home, Dunelm, Wickes, Argos and Wren Kitchens.

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 for guidance only.



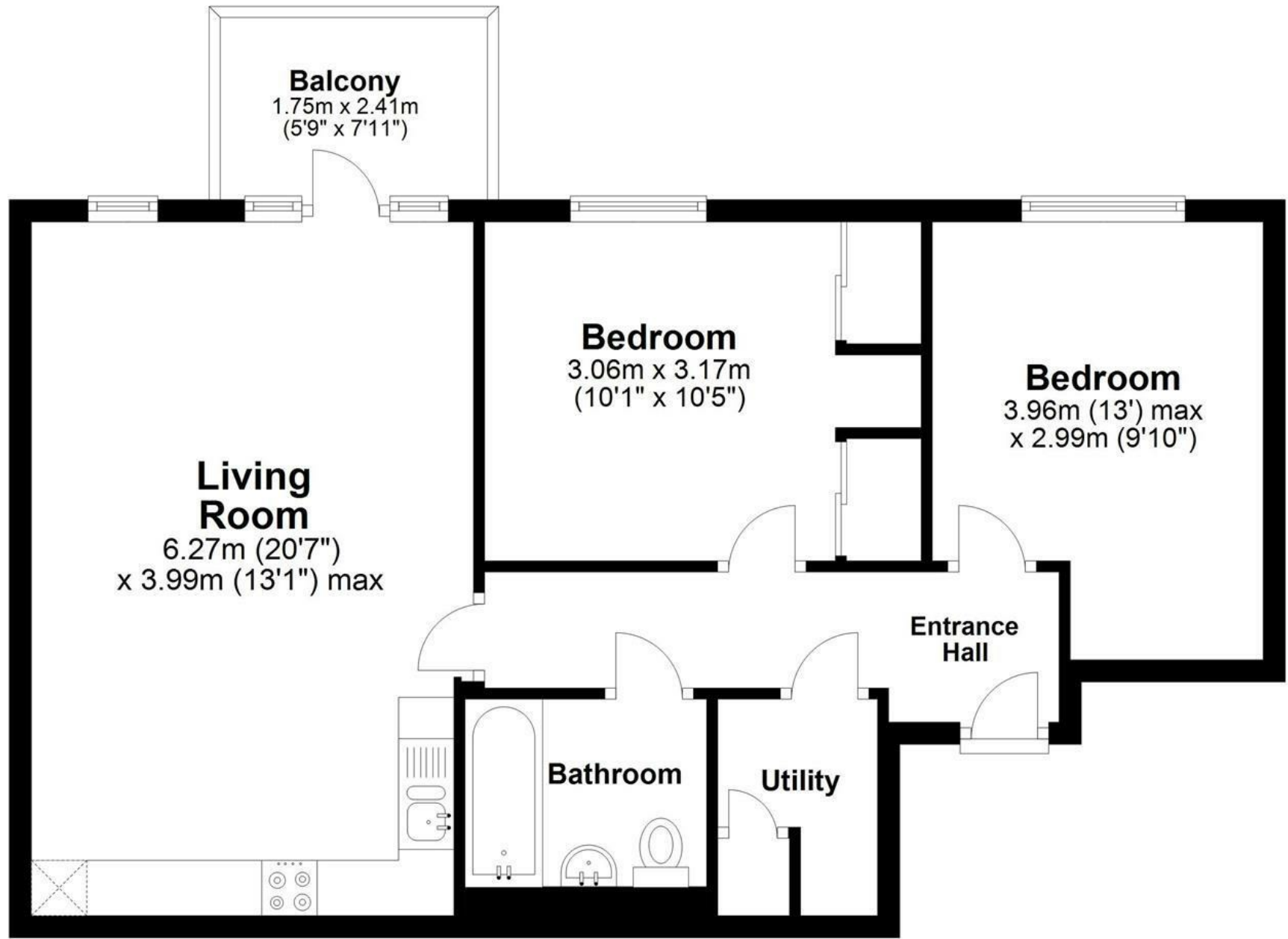
Features

- Spacious two DOUBLE bedroom apartment
- Views over Grand Union canal
- Open plan living area
- TWO allocated secure PARKING spaces
- Fibre Optic Broadband / Sky Q ready
- Lift and secure entry system
- Lease remaining 995 years
- Service charge £778.20pa
- Council tax band D
- Ground rent £250pa

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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