



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



35 LANCASTER HOUSE FROGMORE ROAD, HEMEL HEMPSTEAD, HP3 9GQ

GUIDE PRICE £340,000



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35 Lancaster House Frogmore Road, Hemel Hempstead, HP3 9GQ

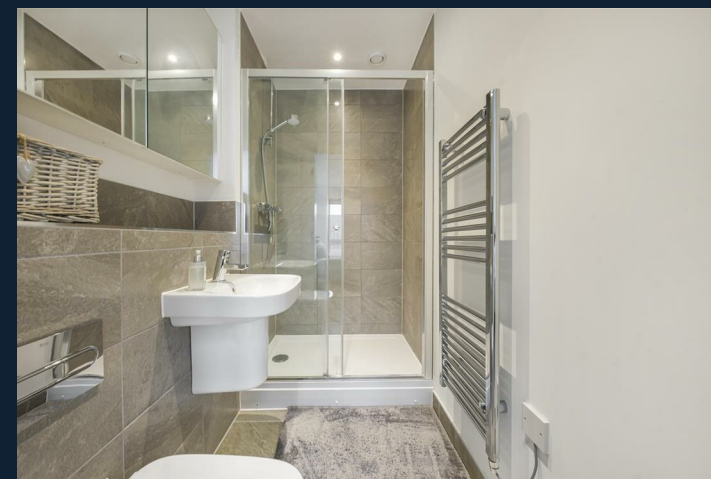
\*\*\*NO UPPER CHAIN\*\*\* Located in a popular and sought after location, we are delighted to bring to the market this well presented bright and spacious third floor two bedroom apartment, perfect for first time buyers and investors alike.

The property starts with an entrance hallway giving access to all rooms, the modern lounge and kitchen offers a generous open plan space which has proved very versatile for both entertaining and relaxing. There are two double bedrooms, the master bedroom boasts its own en suite. A three piece bathroom completes the internals of the apartment.

A unique feature to the apartment is the added benefit of your own private balcony which you can access from the lounge, this is a perfect place to unwind in the summer months overlooking the surrounding areas.

The property is in close proximity to Apsley Train Station being only 0.6 miles away. There is also allocated parking for one car.

Viewings strictly by appointment through Carter Hayward on 01923 682 888.



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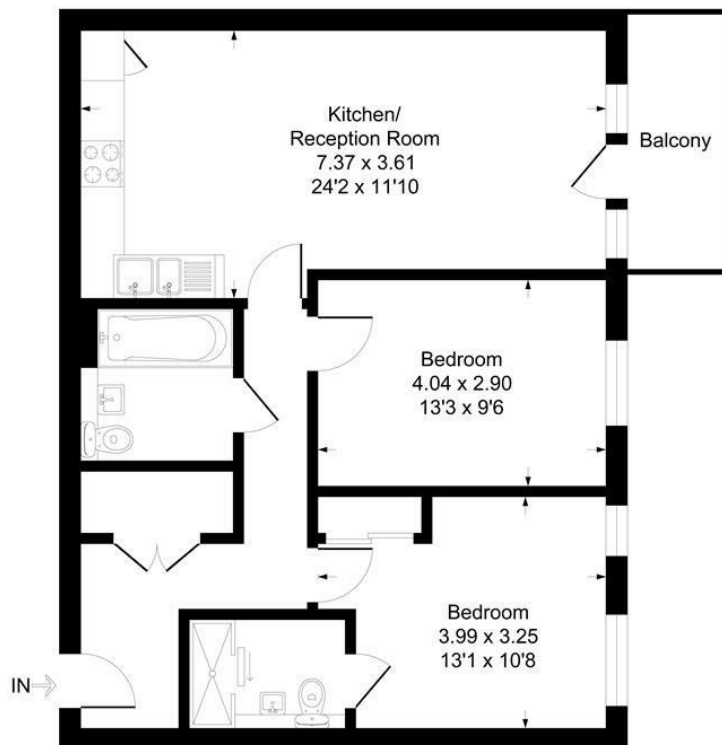


- No Upper Chain
- Modern Style Living
- Beautiful Condition
- Spacious Accommodation
- Two Double Bedrooms
  - En Suite
- Allocated Parking Space
  - Long Lease
- 0.6 Miles From Apsley Train Station
- Council Tax Band D



## Lancaster House HP3

Approximate Gross Internal Floor Area = 72.2 sq m / 777 sq ft



### Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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