



**Avian Avenue, Frogmore, St. Albans, AL2 2FG**



**welcome to**

**Avian Avenue, Frogmore, St. Albans**

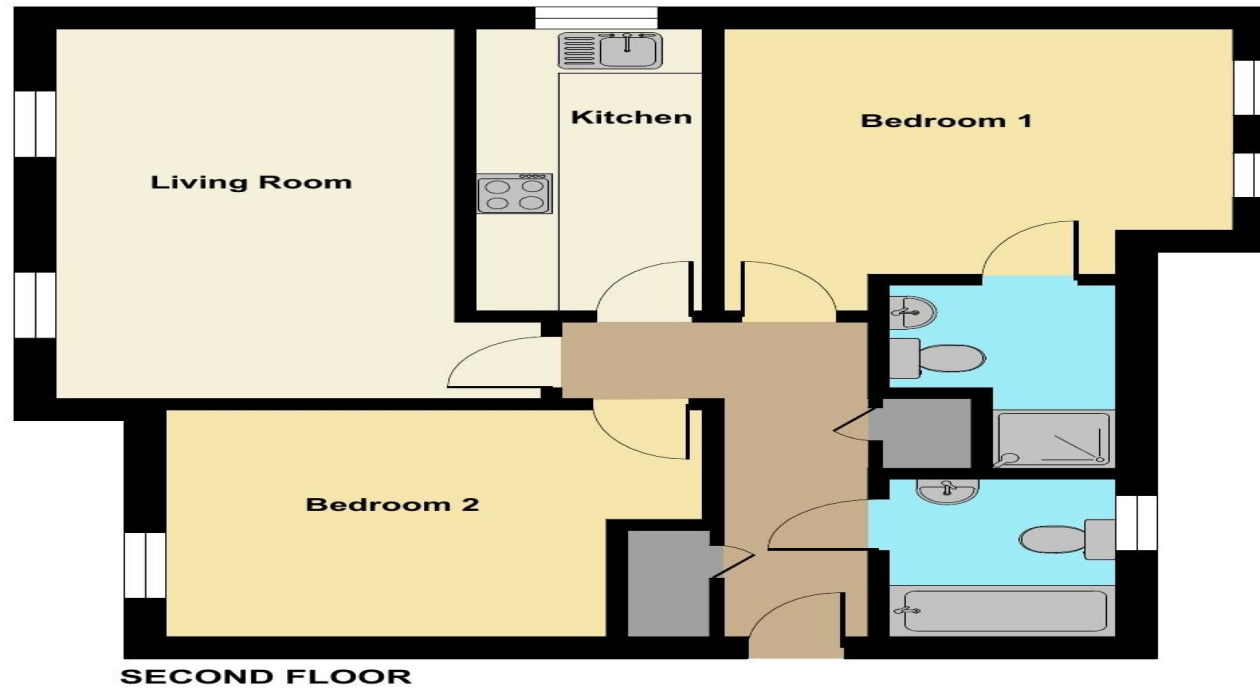
Set on the second floor, this modern two-bedroom apartment offers bright, well-proportioned living spaces, a highly convenient location and comes with allocated parking.



# Avian Avenue, Curo Park, Frogmore, St. Albans, AL2

Approximate Area = 707 sq ft / 65.7 sq m

For identification only - Not to scale



SECOND FLOOR

## Lounge

16' 10" max x 11' 9" max ( 5.13m max x 3.58m max )

## Kitchen

12' 9" x 5' 5" ( 3.89m x 1.65m )

## Bedroom 1

12' 10" max x 12' 4" max ( 3.91m max x 3.76m max )

## En-Suite

## Bedroom 2

12' 10" max x 10' 4" max ( 3.91m max x 3.15m max )

## Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1326974

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## Avian Avenue, Frogmore St. Albans

- 2 Double Bedrooms
- 2nd Floor Apartment
- Allocated Parking
- Family Bathroom & En-Suite
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2632.70

Ground Rent: 440.21

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £320,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB105823](https://www.williamhbrown.co.uk/Property/ALB105823)



Property Ref:  
ALB105823 - 0002

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william h brown



**01727 834838**



[StAlbans@williamhbrown.co.uk](mailto:StAlbans@williamhbrown.co.uk)



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**