



Connells

Frobisher Road
St. Albans

Frobisher Road
St. Albans AL1 5AH

for sale offers in excess of
£280,000



Property Description

A bright and spacious TWO DOUBLE BEDROOM SECOND FLOOR (top) purpose built flat conveniently positioned with easy access to the local motorway network. Perfect for a first-time buyer or someone looking for a good sized home in a convenient location.

Entrance Hall

Laminate flooring. Video entry system. Storage cupboard. Access to loft. Door to all rooms.

Living Room

14' 3" x 12' 8" (4.34m x 3.86m)

Laminate flooring. Radiator. Double glazed window to front. Door to play room.

Kitchen

10' 2" x 7' 6" (3.10m x 2.29m)

Fitted with a range of wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Boiler. Space for fridge freezer. Vinyl flooring. Double glazed windows.

Playroom/Study

10' 9" x 4' 8" (3.28m x 1.42m)

Fitted carpet. Double glazed window to front.

Bedroom One

9' 8" x 12' 1" (2.95m x 3.68m)

Fitted carpet. Storage cupboard. Radiator.
Built in wardrobes. Double glazed windows.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Fitted carpet. Radiator. Double glazed windows.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/STA316367](https://www.connells.co.uk/Property/STA316367)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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