



## Flat 6, 45 Avian Avenue, Curo Park, Frogmore, AL2 2FF

### £295,000



Lovely 643sqft two-bedroom ground floor apartment in the sought-after Curo Park development, ideal for commuters with excellent transport links. The apartment includes two spacious double bedrooms. The principal bedroom offers a stylish en-suite shower room, while the second bedroom provides versatility for guests or a home office. Family size bathroom with modern fixtures adds to the apartment's appeal.

The contemporary fitted kitchen, complete with high-quality integrated appliances, offers ample space for meal preparation and storage. The spacious reception room, filled with natural light, is perfect for relaxation and entertainment, allowing for versatile furniture arrangements. There is one allocated parking space with the property (not allowing any vehicles over 3 tons to use the parking space) & prior consent is needed to have a pet at the property. Council tax band - D - lease is 107 year approx. ending 01/01/2133 - service charge per annum £2632.70 - Ground Rent £441.21

