



Flat 54, 1 Frogmore Avenue, Watford, WD17 2AW

Guide price: £375,000 Leasehold

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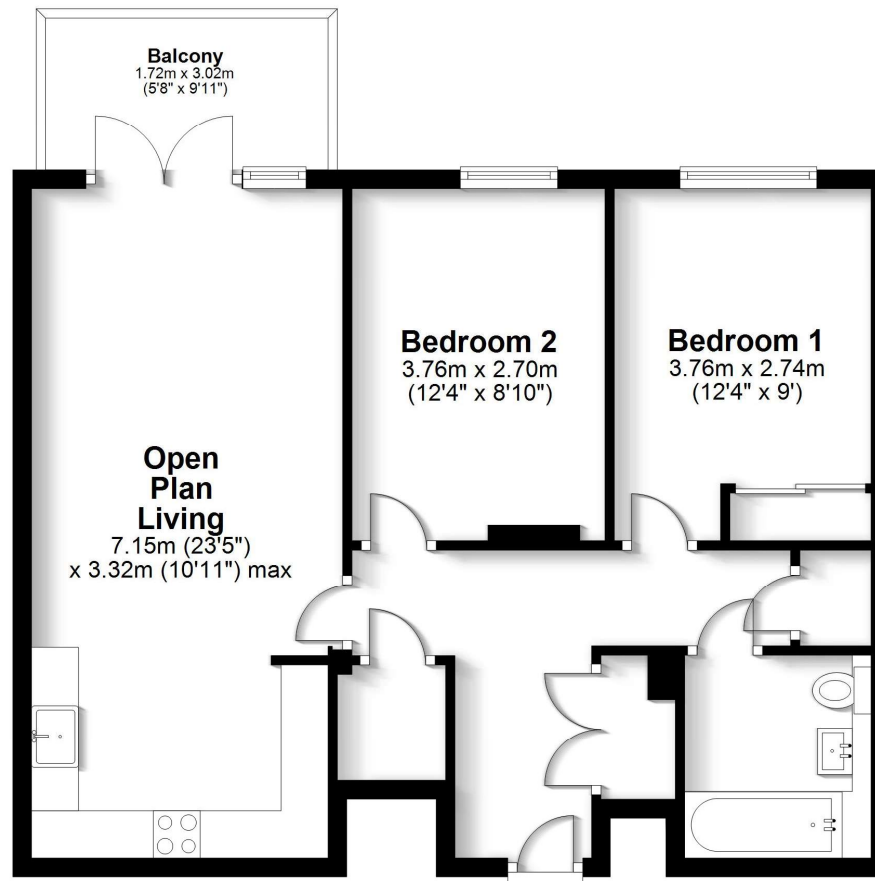
# About the property

A fantastic two bedroom apartment built just 4 years ago in this popular, gated development close to Bushey Station.

The property is accessed via a lift and comprises spacious entrance hall, modern fully fitted kitchen open plan to living area with doors leading out to the South/ East facing balcony, two double bedroom bedrooms with built in wardrobes to Principle bedroom, family bathroom, utility cupboard and separate storage cupboard. The property benefits from stunning communal grounds and one parking space.



- Two double bedrooms
- No upper chain
- Gated development
- One parking space
- Balcony
- Approximately 5 years remaining on NHBC guarantee



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings

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Plan produced using PlanUp.

To view this property, contact us on-

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## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 670 sq ft

Tenure: Leasehold

Nearest Station: 0.4 miles to Bushey

Distance to Town Centre: 1.4 miles to Watford

Nearest Motorway: 2.5 miles to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		87 B	87 B

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