



Page Place, Curo Park, St Albans AL2 2FB

ASKING PRICE £300,000 LEASEHOLD

This stylish and well-presented ground floor apartment offers generous accommodation, featuring two double bedrooms, a spacious living room, a contemporary fitted kitchen, a family bathroom, and an en-suite shower room to the principal bedroom. Outside, the property enjoys two allocated parking spaces and access to a communal garden. Conveniently situated for swift access to both the M1 and M25, the apartment is also within easy reach of the Abbey Flyer station, providing excellent rail links into St Albans and Watford Junction.

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- A blue-tinted background image showing a family of four (a man, a woman, and two children) smiling and embracing each other.
- Ground Floor Apartment
 - Two Double Bedrooms
 - Spacious Living Room
 - Fitted Kitchen
 - En-Suite Shower Room
 - Spacious Bathroom
 - Two Parking Spaces
 - Communal Garden
 - Close to Radlett Station
 - Ideal First Time Buy

The Property

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Property Information

Lease Length: 125 Years from 2009
Service Charge and Ground Rent: £2,509
(Approx) Per Year
Council Tax Band: D £2,235.10 2024/25
EPC B (81)

The Location

Curo Park is a modern residential development nestled in the village of Frogmore, ideally positioned between St Albans and Radlett. It offers excellent connectivity, with both towns just a short drive away—St Albans is approximately 2.5 miles to the north, while Radlett lies around 3 miles to the south.

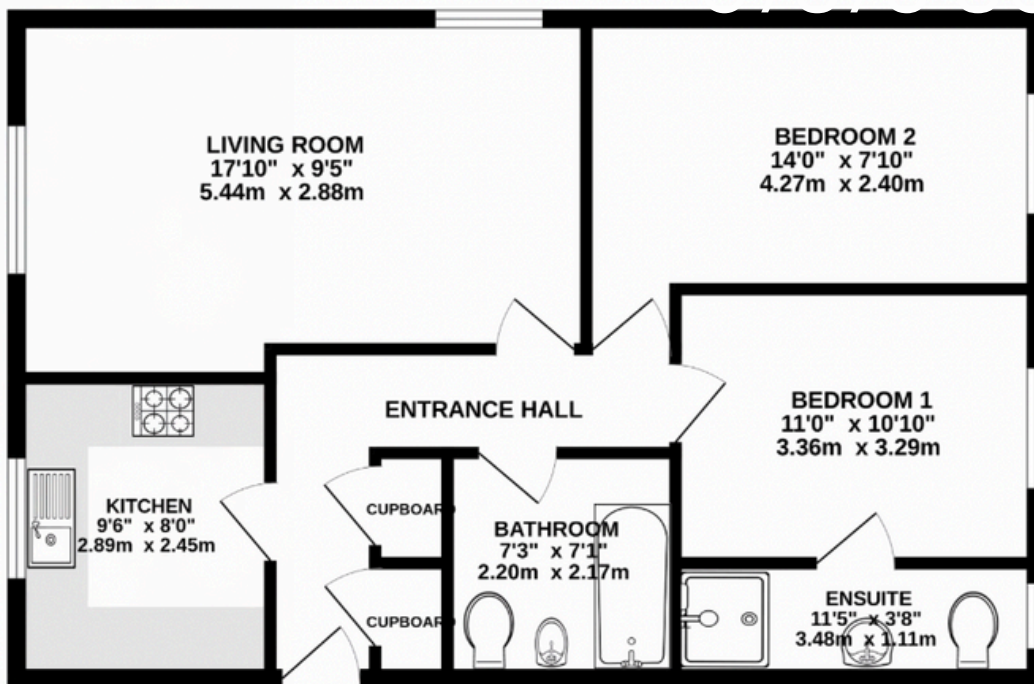
The area benefits from strong transport links, including nearby access to the M1 and M25 motorways, and local train stations such as Park Street and How Wood on the Abbey Flyer line. These provide convenient rail connections to Watford Junction, St Albans Abbey, and onward links to London Euston and Thameslink services.

Curo Park combines suburban tranquillity with easy access to urban amenities, making it a popular choice for commuters and families alike.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.
Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

The Accommodation

- Entrance Hall-
- Kitchen: 2.89m x 2.45m (9'6" x 8'0")
- Living Room: 5.44m x 2.88m 17'10" x 9'5"
- Bedroom One: 3.36m x 3.29m (11'0" x 10'10")
- En-Suite: 3.48m x 1.11m 11'5" x 3'8")
- Bedroom Two: 4.27m x 2.40m 14'0" x 7'10")
- Bathroom: 2.20m x 2.17m (7'3" x 7'1")



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Living Room



Living Room



Kitchen



Bedroom One



En-Suite



Bedroom Two



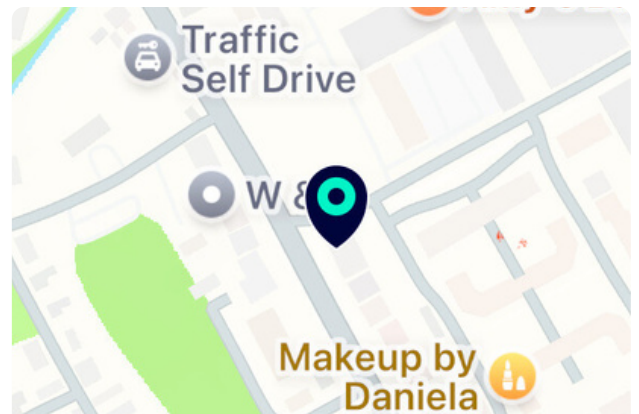
Bathroom



Communal Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-20	G		

EPC



Map