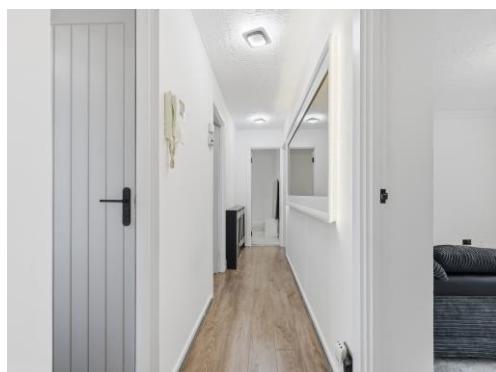




Connells

Frobisher Road  
St. Albans



## Property Description

The property immediately impresses with its light-filled and generously proportioned accommodation, offering noticeably more space than many comparable apartments within the development. A bright and welcoming living room forms the heart of the home, with the added benefit of a separate study area, ideal for home working or occasional guests.

The modern fitted kitchen/breakfast room is both practical and stylish, complemented by a contemporary family bathroom and two well-sized double bedrooms. A particularly useful feature is the separate utility room located by the entrance, providing valuable additional storage and everyday practicality rarely found in similar apartments.

Externally, residents can enjoy access to well-maintained communal gardens, offering a peaceful setting to relax and unwind.

Frobisher Road is ideally positioned within the catchment area of well-regarded local schools, close to the open green spaces and scenic walks of Highfield Park. The vibrant St Albans city centre and mainline railway station are both within easy reach, making this an excellent choice for commuters and lifestyle-focused buyers alike.

## Lounge

14' 1" x 11' 10" ( 4.29m x 3.61m )

## Study

10' 10" x 4' 11" ( 3.30m x 1.50m )

## Kitchen

9' 10" x 8' 2" ( 3.00m x 2.49m )

## Bedroom One

12' 2" MAX x 11' 10" ( 3.71m MAX x 3.61m )

## Bedroom Two

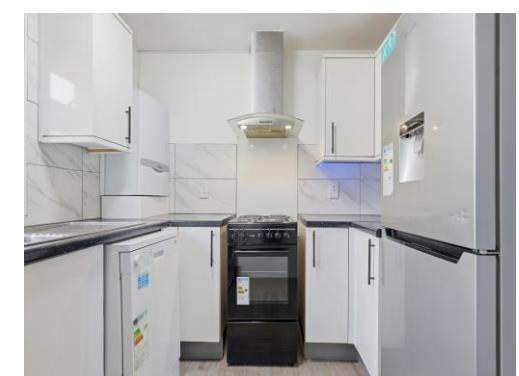
8' 10" x 11' 10" ( 2.69m x 3.61m )

## Bathroom

6' 7" x 5' 7" ( 2.01m x 1.70m )

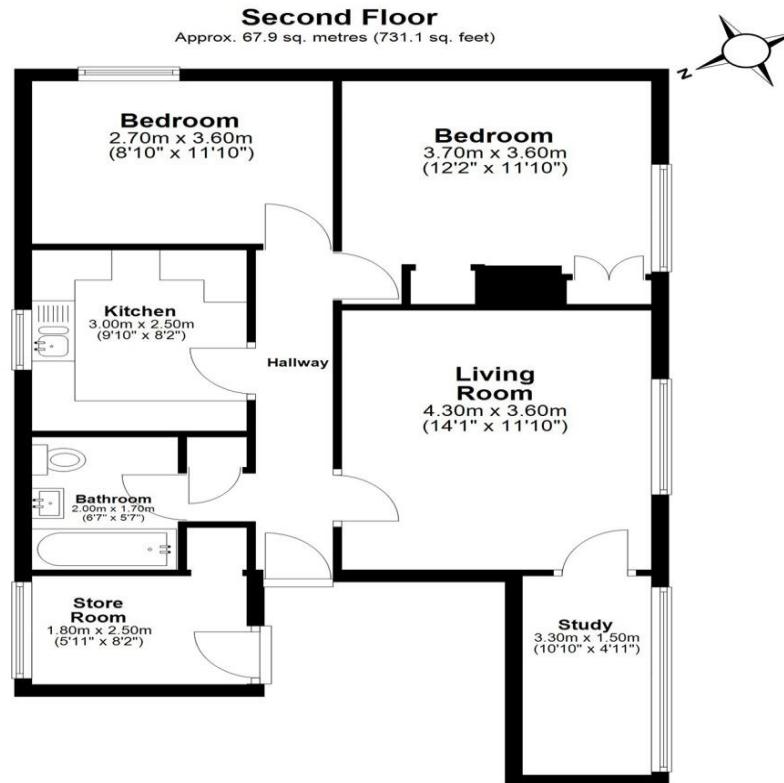
## Store Room

5' 11" x 8' 2" ( 1.80m x 2.49m )









**Total area: approx. 67.9 sq. metres (731.1 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotonuk | [www.modephotonuk.com](http://www.modephotonuk.com)  
Plan produced using PlanUp.

**Frobisher Road**

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbans@connells.co.uk](mailto:stalbans@connells.co.uk)**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: D  
Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/STA317437](http://www.connells.co.uk/Property/STA317437)**

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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STA317437 - 0007