



**Connells**

Minister Court  
Frogmore St. Albans



### Property Description

Offering the perfect blend of stylish living and everyday convenience, this impressive home is ideally situated close to both Park Street and Radlett stations, providing excellent links into London. A range of local shops, amenities and picturesque countryside walks are also nearby, creating an enviable lifestyle setting with both town and country on your doorstep.

Accessed via its own private front door, the property immediately offers a wonderful sense of space and privacy. Stairs rise to a bright and welcoming entrance hallway, leading through to a superb sitting/dining room filled with natural light and enhanced by a charming Juliette balcony - an ideal space for relaxing evenings or entertaining guests. The generous kitchen is well-designed with ample storage and workspace, while the accommodation further comprises two excellent double bedrooms, including a spacious principal bedroom with en suite shower room, alongside a stylish and contemporary family bathroom. The property also benefits from an impressive loft space.

Externally, the development is surrounded by beautifully maintained communal grounds, with the added benefit of allocated parking as well as visitor parking for guests.

Combining generous proportions, a superb layout and an excellent location, this outstanding home would make an ideal first-time purchase, downgrade or investment opportunity. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

**Lounge/Dining Room**

14' 7" x 14' 1" ( 4.45m x 4.29m )

**Kitchen**

12' 5" x 6' 9" ( 3.78m x 2.06m )

**Bedroom One**

14' 1" x 11' 11" max ( 4.29m x 3.63m max )

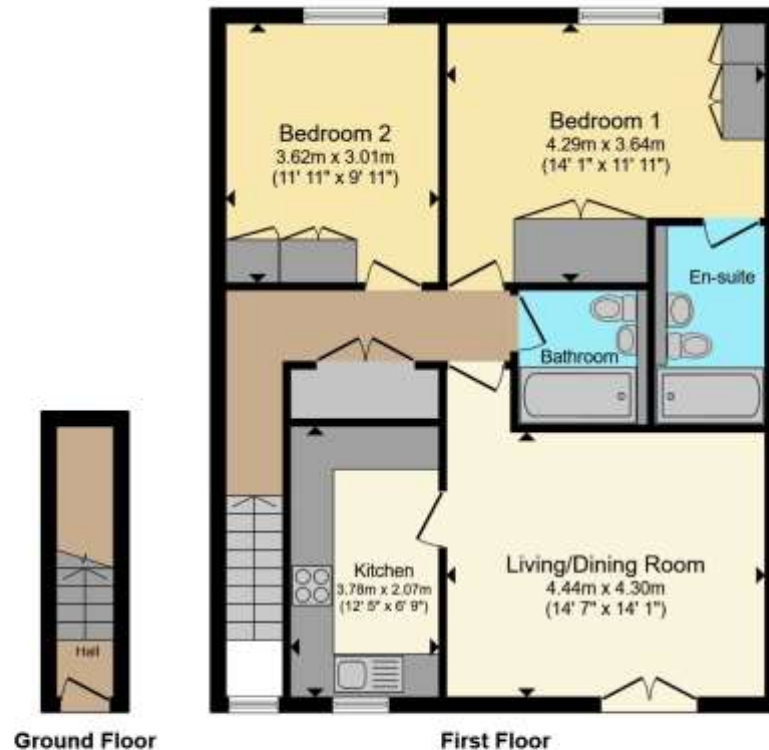
**Bedroom Two**

11' 11" max x 9' 11" ( 3.63m max x 3.02m )









Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317829](https://www.connells.co.uk/Property/STA317829)**

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.

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