



Connells

Avian Avenue
Frogmore St. Albans



Property Description

This bright and spacious apartment offers well-balanced accommodation throughout, comprising a welcoming entrance hall with excellent built-in storage, a generous principal bedroom with en suite shower room, a further double bedroom, and a contemporary family bathroom. The impressive living/dining room provides an ideal space for both relaxing and entertaining, whilst the stylish fitted kitchen benefits from a range of integrated appliances and modern finishes.

Externally, residents enjoy well maintained communal grounds together with allocated parking.

Perfectly placed for commuters, the property offers convenient access to the M1 and M25 motorway networks, whilst the extensive shopping, dining and leisure facilities of both St Albans and Radlett, along with their mainline railway stations, are just a short drive away.

Lounge

17' 10" x 11' 3" (5.44m x 3.43m)

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

Bedroom One

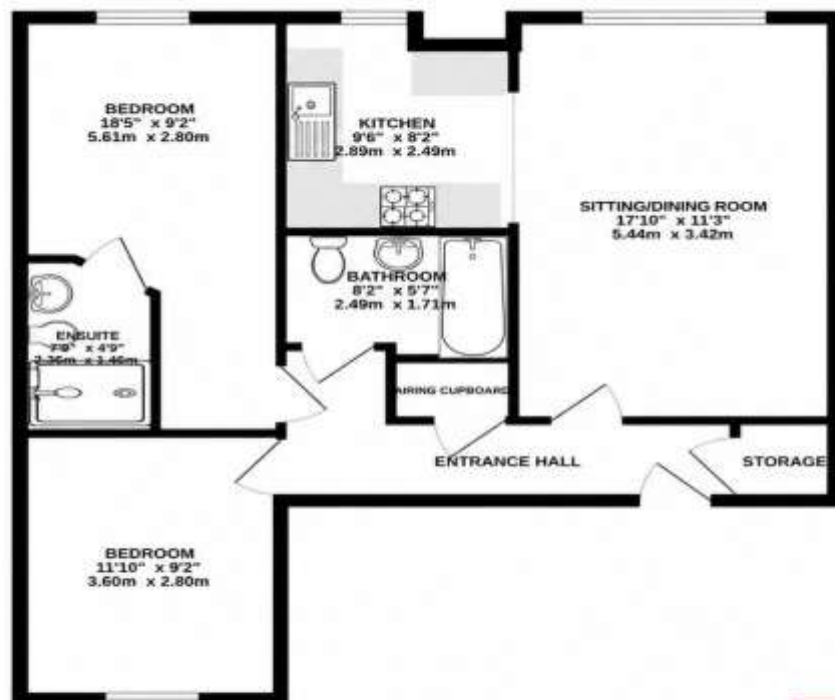
18' 5" x 9' 2" (5.61m x 2.79m)

Bedroom Two

11' 10" x 9' 2" (3.61m x 2.79m)



SECOND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropix 5/2025



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:
2300.00

Ground Rent:
440.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317832](https://www.connells.co.uk/Property/STA317832)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require 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.

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