



**Connells**

Minister Court  
Frogmore ST. ALBANS



### Property Description

Discover this exceptional ground-floor, two-bedroom apartment in Frogmore.

A spacious ground-floor, two-bedroom apartment with private patio, modern fully integrated kitchen, bathroom and en-suite. Features include allocated parking, long lease, low maintenance charges, ample storage throughout and beautiful views of Holy Trinity Frogmore Church.

The property comprises of a spacious lounge diner which offers access to a private patio, perfect for relaxing or entertaining. The fully integrated kitchen adds modern convenience. Two large double bedrooms, with built in wardrobes & an en suite to the master. With the family bathroom completing the layout. Enjoy private allocated parking and the benefit of a long lease with low maintenance charges. Unique to this home is the use of the picturesque Holy Trinity Frogmore Church from the patio, creating a tranquil and charming backdrop. Communal gardens are also accessible.

Conveniently located just 0.7 miles from Park Street train station, offering excellent transport links. An ideal opportunity for those seeking modern living with community charm.



**Hallway**

13' 7" x 7' 3" ( 4.14m x 2.21m )

**Lounge**

15' 8" x 15' 6" ( 4.78m x 4.72m )

**Kitchen**

10' 5" x 7' 9" ( 3.17m x 2.36m )

**Bedroom One**

13' 7" x 11' 3" ( 4.14m x 3.43m )

**Bedroom Two**

12' 7" x 10' 9" ( 3.84m x 3.28m )

**Bathroom**

7' 6" x 5' 4" ( 2.29m x 1.63m )

**En Suite**

6' 9" x 4' 5" ( 2.06m x 1.35m )





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.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: D

Service Charge:  
 1200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306119](http://connells.co.uk/Property/MWK306119)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2024. 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.

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