



**Connells**

Frogmore Avenue  
Watford



## Property Description

Connells are delighted to present this beautifully maintained, upper-floor, purpose-built apartment located within a sought-after development in Central Watford.

This impressive property offers an inviting open-plan living area with a sleek, modern fitted kitchen, two spacious double bedrooms, and a contemporary family bathroom. Additional highlights include a private en-suite to the master bedroom, a separate utility area, a long 999-year lease from January 2021, approximately five years remaining on the NHBC warranty, and an allocated underground parking space.

Ideally positioned, the apartment provides excellent access to multiple transport links. Bushey Station and Watford High Street Station—both offering direct routes into London Euston—are just a short walk away. The A41 and M1 motorways, as well as Watford Junction mainline station, are also conveniently close. Residents can enjoy a wide array of nearby amenities, including Lidl, Tesco Extra, and the bustling Watford town centre, which is only a five-minute walk and offers a vibrant selection of shops, restaurants, entertainment venues, and leisure facilities.

For further details or to arrange a viewing, please contact Connells today.

## Entrance Hall

Storage cupboard, radiator, entry phone system and doors to all rooms.

## Utility Room

Plumbing for washing machine, wall mounted boiler, additional storage.

## Living Room / Kitchen

Window to front aspect, television point, telephone point, radiator, door to balcony.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink unit with mixer tap, integrated hob and oven, extractor hood, integrated dishwasher and fridge/freezer.

## Bedroom One

Window to side aspect, radiator, built in wardrobe, door to en-suite.

## En-Suite

Shower cubicle, pedestal wash hand basin, WC, extractor fan, shaving point, heated hand towel rail.

## Bedroom Two

Window to side aspect, radiator.

## Bathroom

Bath with mixer tap and shower attachment over, pedestal wash hand basin, WC,

extractor fan, shaving point, heated hand towel rail.

### Outside

### Balcony

### Parking

One allocated gated parking space.









Total floor area 78 m<sup>2</sup> (840 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 2220.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315150](http://connells.co.uk/Property/WTF315150)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: WTF315150 - 0004