



**Connells**

Minister Court  
Frogmore St. Albans



## Property Description

Set within this ever-popular location in Frogmore, on the outskirts of St Albans, the property enjoys excellent connectivity with both Park Street and Radlett stations close by, offering fast and convenient access into London. A selection of local shops, amenities and scenic countryside walks are also within easy reach, providing the perfect balance of town and country living.

The property is accessed via its own private front door, with stairs rising to a welcoming entrance hallway. The spacious sitting/dining room is flooded with natural light and further benefits from a Juliette balcony, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-appointed, while the accommodation continues with two well-proportioned double bedrooms, including an en-suite to the principal bedroom, along with a contemporary family bathroom.

A real standout feature is the impressive loft space, currently utilised as a games room, but offering excellent flexibility for a variety of uses such as a home office, hobby room or additional living space.

Externally, the development is complemented by well-maintained communal grounds, while the property further benefits from allocated parking in addition to visitor parking.

An early viewing is highly recommended to fully appreciate the space, condition and location on offer. For further information or to arrange an appointment, please contact the selling agent, Connells St Albans.



## Lounge

14' 9" x 15' 5" ( 4.50m x 4.70m )

## Kitchen

8' 10" x 6' 7" ( 2.69m x 2.01m )

## Bedroom One

15' 9" x 11' 10" max ( 4.80m x 3.61m max )

## Bedroom Two

10' 10" x 11' 2" max ( 3.30m x 3.40m max )

## Family Bathroom

7' 3" x 6' 7" ( 2.21m x 2.01m )

## En Suite

4' 7" x 7' 10" ( 1.40m x 2.39m )

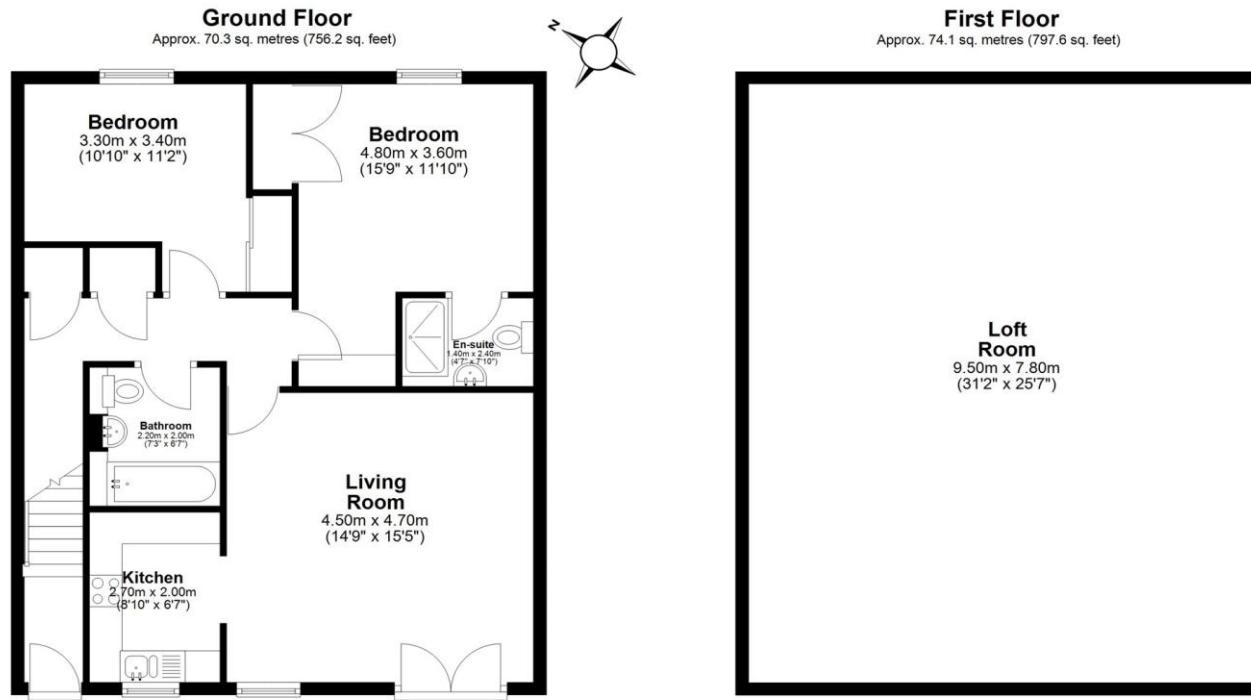
## Loft Room

31' 2" x 25' 7" ( 9.50m x 7.80m )









Total area: approx. 144.4 sq. metres (1553.8 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.

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**Minster Court**

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

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/STA317426](http://connells.co.uk/Property/STA317426)**

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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