



Avian Avenue, Frogmore St. Albans AL2 2FF

welcome to

Avian Avenue, Frogmore St. Albans

An immaculately presented two double bedroom top floor apartment with allocated parking, forming part of a modern and highly regarded development in the heart of Park Street. Ideally positioned within walking distance of local shops, amenities and Park Street railway station, this superb home combines contemporary living with excellent commuter links. Located on the top floor, this bright and spacious apartment offers well-planned accommodation throughout. The welcoming entrance hall features useful built-in storage and leads to a generous bedroom with a modern en suite shower room. A second double bedroom provides versatile accommodation, complemented by a stylish family bathroom. The standout living/dining room is flooded with natural light, creating an ideal space for both everyday living and entertaining. Adjacent to this, the contemporary fitted kitchen is finished to a high standard and benefits from a range of integrated appliances. Externally, residents enjoy attractive communal grounds together with allocated parking. Situated in the sought-after village of Park Street, the property is conveniently located close to local amenities, excellent transport links and Park Street station. The vibrant city of St Albans and the village of Radlett are both within easy reach, offering an extensive range of shopping, dining and leisure facilities, as well as mainline stations providing direct access into London. The M1 and M25 motorway networks are also readily accessible.



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



TOTAL FLOOR AREA - 688 sq.ft. (63.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the general layout only. The numbers, symbols and appliances shown have not been tested and are given as a guide only. No liability is accepted for any errors or omissions.



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Avian Avenue, Frogmore St. Albans

- Top Floor Apartment
- Two Double Bedrooms
- En Suite
- Spacious Living/Dining Room
- Modern Kitchen With Integrated Appliances

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2340.00

Ground Rent: 441.21



£275,000



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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.



Property Ref:

ALB106354 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk