



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Avian Avenue, Curo Park, AL2 2FG
Asking Price £289,999

Located in the village of Frogmore, to the south of St Albans is this TOP FLOOR modern TWO DOUBLE BEDROOM apartment with allocated parking.

The property comprises of an entrance hall with two storage cupboards, dual aspect bedroom with built in wardrobes and en-suite, another double bedroom, three-piece bathroom suite and an open plan kitchen/living room.

Surrounding the property are well tended communal gardens and the property benefits from one ALLOCATED PARKING space. In addition to this there is a security entry phone system and loft storage.

Avian Avenue forms part of the popular Curo Park development located on the south side of St Albans in the Frogmore area, ideally placed to provide easy access to the major motorway networks, close to local primary schools and the nearby Abbey Flyer trains station with links back into St Albans and Watford Junction.

Tenure: Leasehold

Term of Lease: 125 Years From Jan 2008

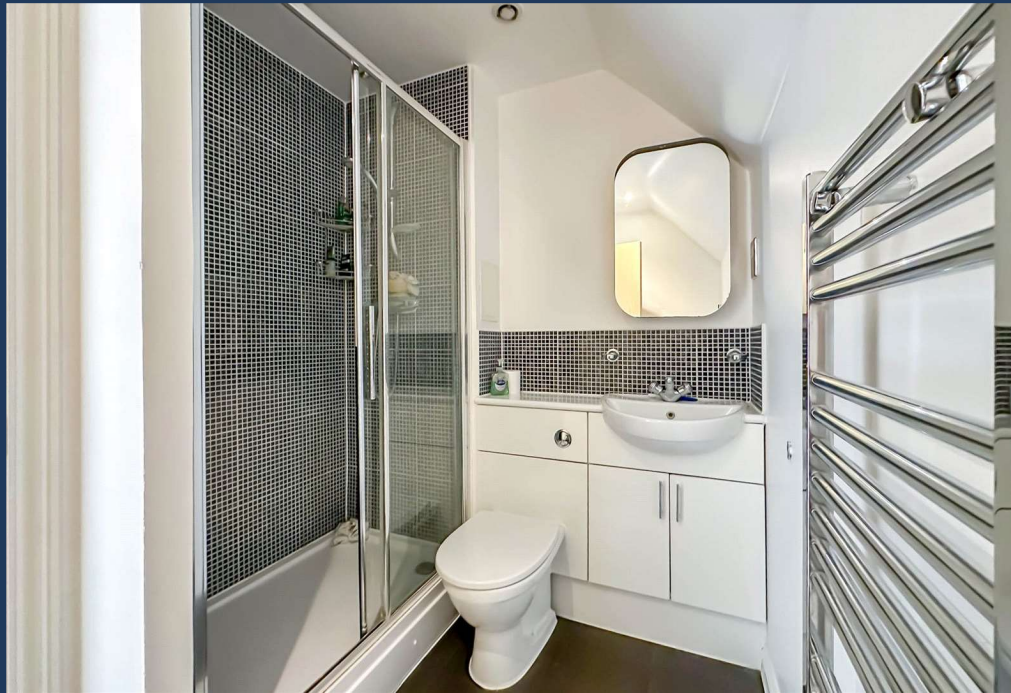
Service Charge: £2,509 PA For 2024

Ground Rent: £450 PA For 2024

Council Tax Band: D

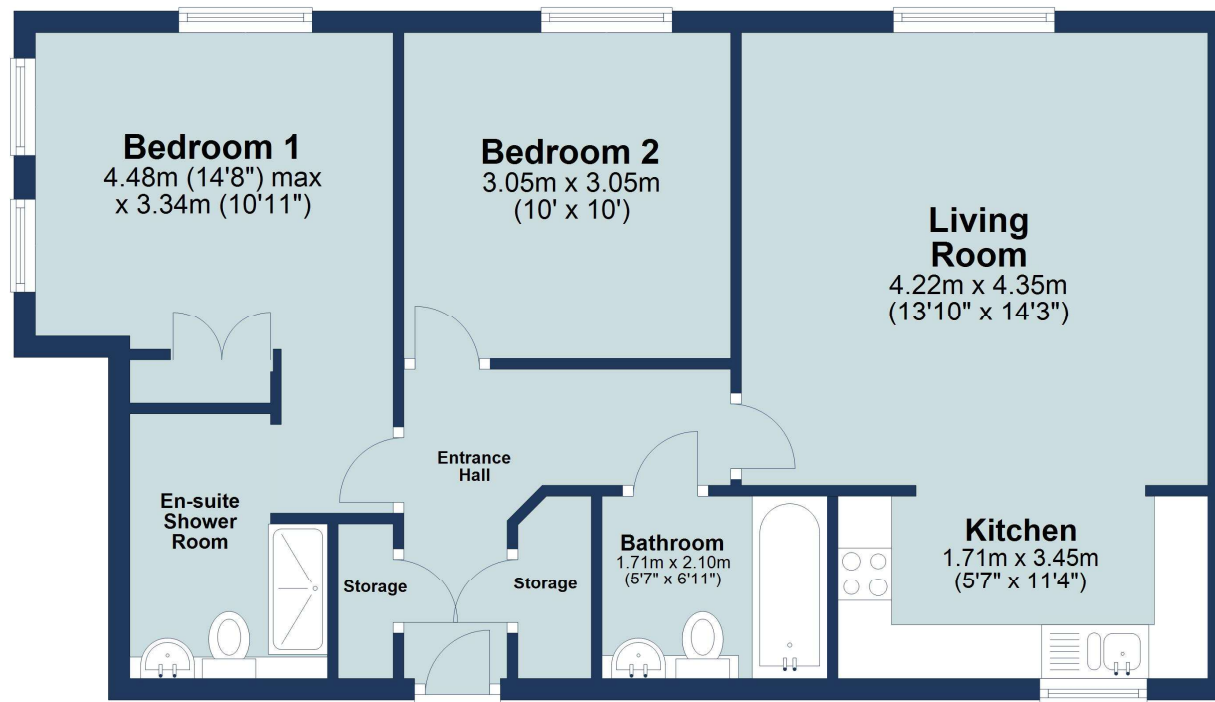
EPC Rating: C





Top Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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