



LIVING  
RESIDENTIAL



## Avian Avenue

Frogmore, St Albans, AL2 2FF

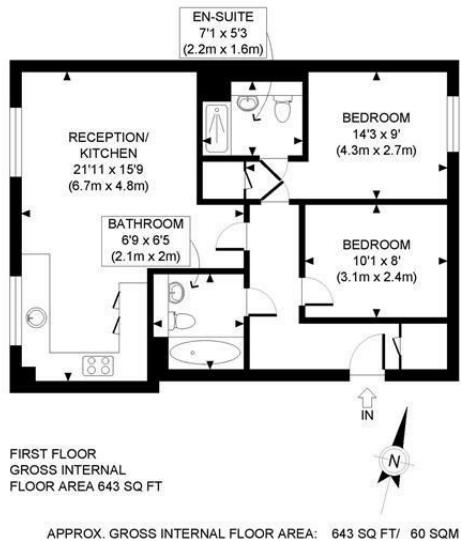
**£1,375 Per Calendar Month**



Lovely modern built two double bedroom two bathroom 1st floor flat in Frogmore. The property benefits from a large reception room, fully fitted kitchen, two double bedrooms with one -ensuite shower room and a separate bathroom. Available from 26 October 2024 on a furnished basis only. One allocated off street parking space. - council tax band D



# Floor Plans



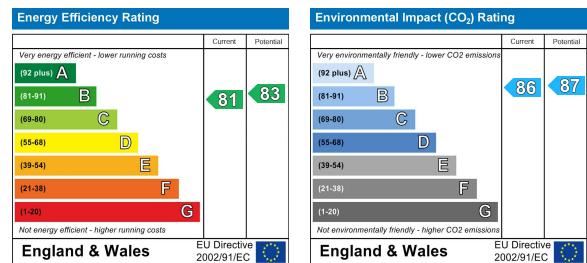
**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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