



Frogmore Avenue  
Watford, WD17 2AW

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# Frogmore Avenue, Watford

## Stylish Gated 1-Bedroom First Floor Apartment with Balcony & Parking

Situated within a modern gated development, this well-presented one-bedroom first floor apartment offers contemporary living just moments from the BR station with direct trains to London Euston.

The property features a bright lounge area with French doors opening onto a private balcony, perfect for enjoying the outdoors. The modern kitchen comes fully fitted with integrated appliances, and there's a spacious double bedroom, along with a large walk-in cupboard and a separate utility cupboard offering excellent storage options.

Additional benefits include:

- 1 allocated parking space
- Visitors' parking
- 995 year lease

This low-maintenance, stylish apartment is ideal for first-time buyers, professionals, or investors, combining comfort, convenience, and a fantastic location for commuting.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



# Features

- Stylish gated one bedroom apartment
- First Floor
- Allocated parking
- Balcony
- Contemporary fittings throughout
- Walking distance to BR station
- Close to all amenities
- 995 year lease

# To Book a Viewing

Please contact Squire Estates on 01442 233533.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>85</b> | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

## Floor Plan

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 43.0 sq. metres (462.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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