

Estate Agency with a personal touch!

# Beningfield Drive, Napsbury Park, St Albans, Herts, AL2



Occupying an ENVIABLE CORNER POSITION with ROLLING VIEWS ACROSS OPEN FIELDS, this TOP FLOOR APARTMENT boasts HIGH CEILINGS and GENEROUS PICTURE WINDOWS which creates a STUNNING LIGHT AND SPACIOUS HOME. Situated in the POPULAR NAPSBURY PARK, this property is surrounded by countryside yet has EXCELLENT MOTORWAY LINKS and is only a short drive from St Albans City Station. Offered CHAIN FREE, this property MUST BE VIEWED!

- Top Floor Apartment Large Lounge Diner
- Two Bedrooms
- Two Bathrooms
- Great Condition
- Stunning Views
- Transport Links
  - Chain Free!

Asking price of £599,950 Leasehold

## Beningfield Drive, Napsbury Park, St Albans, Herts, AL2

**Accommodation Comprises** 

**Communal Entrance Lobby** 

**Entrance Hall** 

Lounge/ Diner 18'1" x 15'2" (5.51m x 4.62m)

Kitchen 10'11" x 8'1" (3.33m x 2.46m)

Bedroom One 20'3" x 16'2" (6.17m x 4.93m)

**En-Suite** 

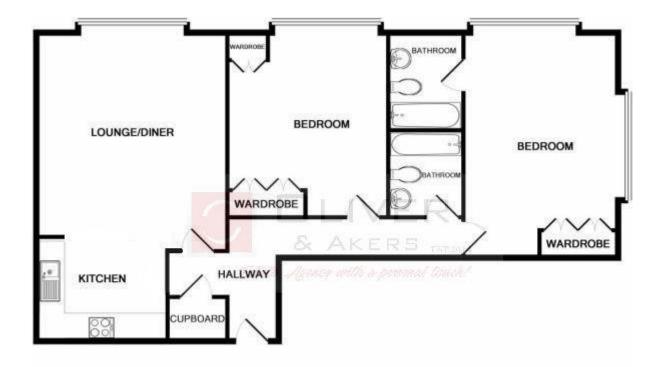
Bedroom Two 16'6" x 11'4" (5.03m x 3.45m)

Bathroom 6'11" x 6'9" (2.11m x 2.06m)

Parking Allocated Parking Space

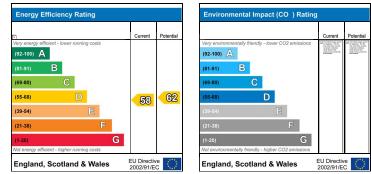
Lease Information Service Charge £213.40 pcm Ground Rent £150 pa lease 110 years





#### TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix 62017



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#### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or

limitations.

(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.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.

(6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.