



The Birches, Napsbury Park, AL2 1UH

Guide Price £540,000 Leasehold

Frost's

Situated behind private gates on the ground floor of this exclusive Napsbury Park development is this luxurious two-bedroom apartment with French doors leading directly onto the communal grounds.

The excellent sized accommodation comprises an entrance hall, large living/dining room with high ceilings and bay windows looking out onto the manicured private grounds, re-fitted kitchen with built-in appliances, two double bedrooms with fitted wardrobes, en-suite shower room and walk-in dressing room to the principal bedroom, and a family bathroom. Outside there are two allocated parking spaces and communal grounds surrounding this exceptional development.

The Birches is a gated development found in the idyllic Napsbury Park area, surrounded by meticulously maintained communal grounds with many tree-lined pathways to enjoy walks around the development and into the leafy Hertfordshire countryside beyond. St Albans is just a short drive away and provides a comprehensive range of shopping and leisure facilities including a mainline railway station to London St Pancras. There is also easy access to the surrounding road and motorway networks including the M1, M25 and A414.

Energy Rating C

Council Tax Band E

Leasehold





Features

- Two Double Bedrooms
- Ground Floor
- Large Living/Dining Room
- Manicured Private Grounds
- Refitted Kitchen
- Bedroom with En-Suite and Walk-in Dressing Room
- Family Bathroom
- Two Allocated Parking Spaces

Lease Details

Lease Length: 999 years from 31 May 2022

Service and Maintenance Charge: Approx £6250 per annum

Ground Rent: Approx. £150 payable every six months

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



A ground floor luxurious two-bedroom apartment with French doors leading directly onto the communal grounds

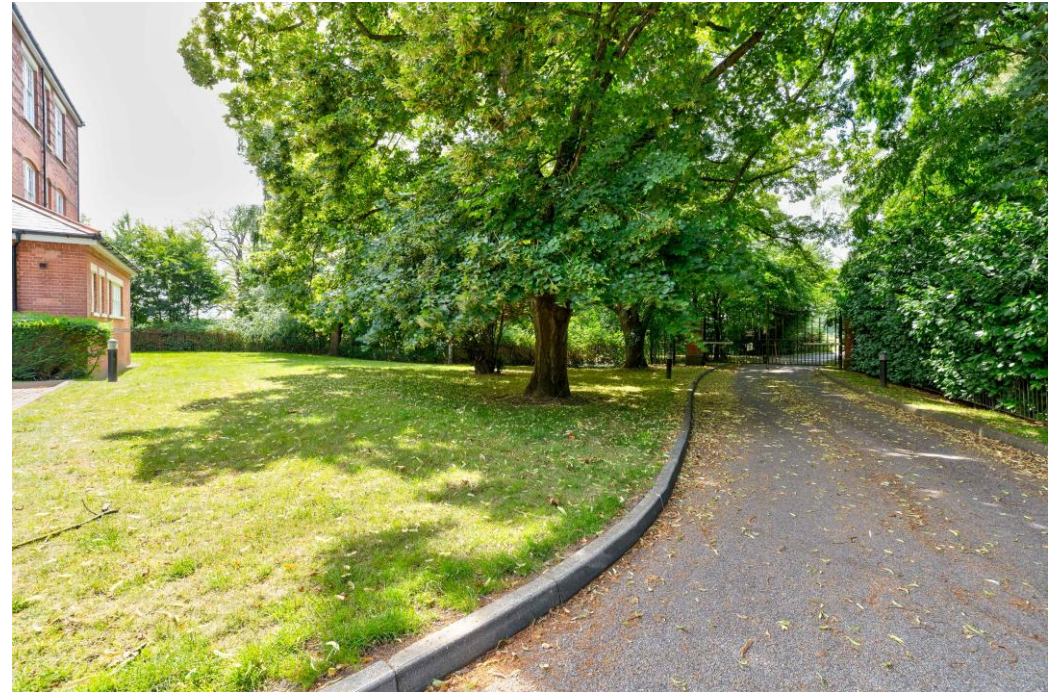




*Bedroom with En-Suite and
Walk-in Dressing Room*









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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £36 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

