



West Hall, Beningfield Drive, Napsbury Park, AL2 1FD

Guide Price £300,000

Leasehold

Frost's



A spacious one bedroom apartment located on the second floor of this beautifully renovated block in the popular residential area of Napsbury Park.

The property enjoys large floor to ceiling windows in both the bedroom and living room. The large reception room comprises living and dining areas, as well as a fully fitted modern kitchen. The Double bedroom has fitted wardrobes and the bathroom has a bath with shower fitted over. Further benefits include ample storage, secure entry phone access and residents parking.

West Hall is found in the exclusive Napsbury Park development, which is surrounded by stunning woodland and open countryside, and has a residents lift to all floors. St. Alban's provides easy access to the nearby motorway networks, as well as the city centre with its comprehensive range of shopping and leisure facilities including mainline railway linking St. Alban's with London St Pancras.

Energy Rating C

Council Tax Band C

Leasehold

- One Double Bedroom
- Second Floor Apartment
- Floor to Ceiling Windows
- Open Plan Living/Dining/Kitchen
- Bathroom with Bath & Shower
- Residents Lift & Parking

### Lease Details

Length of lease - 115 Years Remaining Approx.

Ground rent - £150 Per Annum

Service charge - £1176 per Annum (2023)

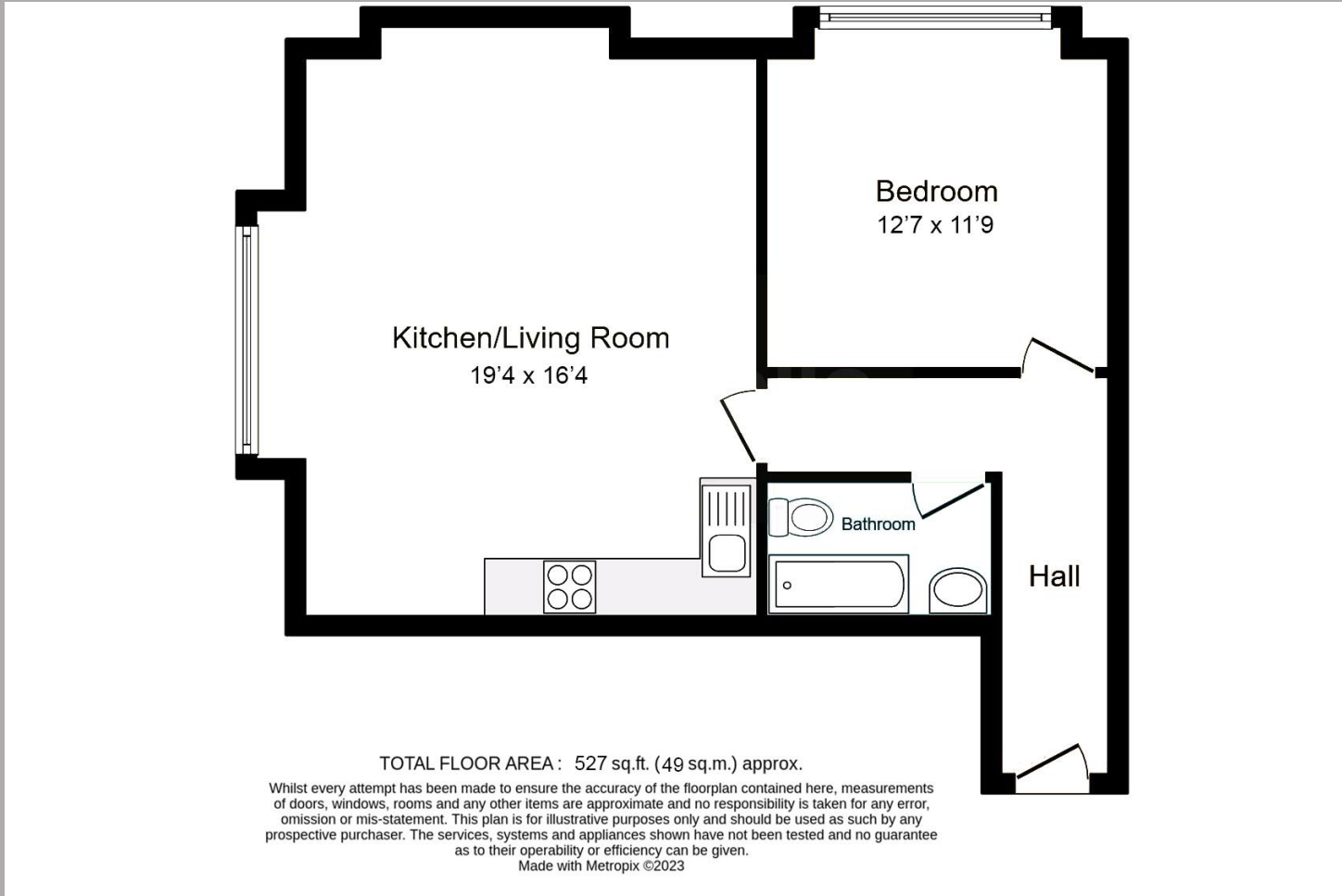
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.







*Exclusive Napsbury Park development, which is surrounded by stunning woodland and open countryside. The property would look to achieve an approximate rental income of £1300 per month..*



Marshalswick

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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.

