



---

Academy Court, Goldring Way, St. Albans, AL2 1GZ

£575,000

Leasehold

**Frost's**

A beautifully presented two bedroom first floor apartment, which forms part of a converted Grade II listed building that is set behind electronic gates, in this exclusive Napsbury Park development.

The accommodation is bright and neutrally decorated, with large rooms throughout comprising a spacious hallway with room for a desk, living/dining room with high ceilings and character windows, contemporary fitted kitchen, principal bedroom with en-suite shower room, further double bedroom and a separate bathroom. Outside there are well-tended communal gardens, a private car park with two allocated parking spaces and a useful private store that is exclusively for the use of this property.

Napsbury Park can be found on the south side of St. Albans and provides easy access to the main road and motorway network, as well as the St. Albans city centre with its comprehensive range of shopping and leisure facilities including mainline railway linking St. Albans with London service to St Pancras.

Energy Rating C

Council Tax Band E

Leasehold





## Features

- Two Bedrooms
- Converted Grade II listed building
- Secure Communal Entrance
- Living/Dining Room
- Contemporary fitted Kitchen
- En-Suite Shower Room
- Bathroom
- Communal Gardens
- Allocated Parking For Two Cars
- Private Store

## Lease Details

Lease Length: 999 years from 31 May 2022

Service and Maintenance Charge: Approx £2,902.20  
Per annum

Ground Rent: Approx. £250 per annum

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 beautifully presented two bedroom first floor apartment, which forms part of a converted Grade II listed building in this exclusive Napsbury Park development.*





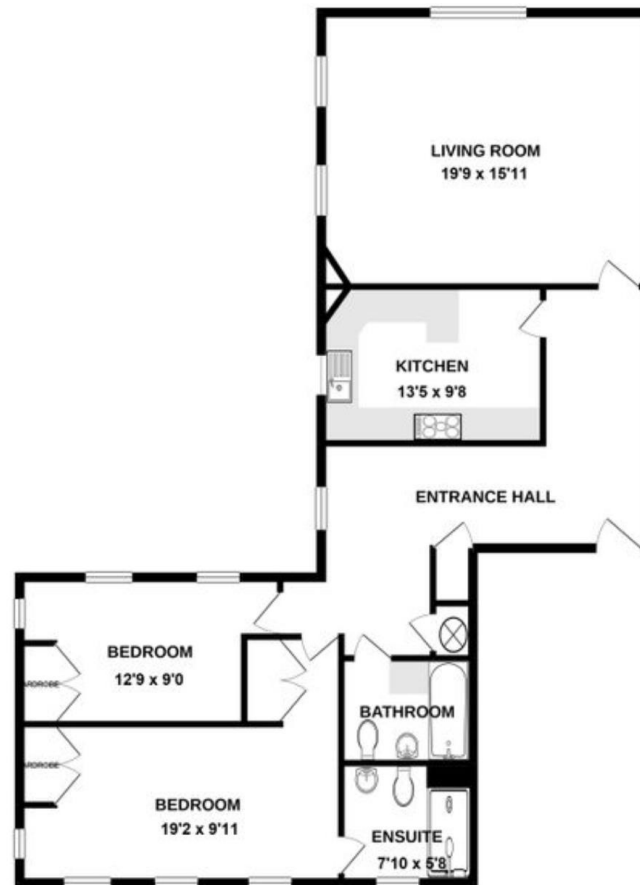
*No Onward Chain*







GROUND FLOOR  
109.1 sq.m. (1174 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024

Marshalswick | 01727 852295 | marshalswick@frosts.co.uk | 61 The Quadrant, Marshalswick, AL4 9RF

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 £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

