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Beningfield Drive, Napsbury Park, St. Albans, AL2 1FD

Guide Price £450,000

Leasehold

**Frost's**



A beautiful two double bedroom first floor apartment located in the heart of the ever popular Napsbury Park development, the property is rear facing and overlooks the communal gardens.

Situated in one of the original buildings, this property comprises of a bright and spacious living/dining room, separate modern fitted kitchen, large main bedroom with fitted wardrobes and en suite bathroom, a further double bedroom with fitted wardrobes and stylish family bathroom.

The property benefits from tall ceilings and has been newly refurbished throughout. There is one allocated parking space and residents also have use of the mature, well maintained communal areas that surround the development.

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 St Pancras.

Energy Rating C  
Council Tax Band E  
Leasehold





## Features

- Two Bedrooms
- Two Bathrooms
- One Reception Room
- Separate Kitchen
- Storage Space
- Beautiful Communal Gardens
- Allocated Parking

## Lease Details

Lease Length: 114 years remaining

Service and Maintenance Charge: Approx. £2,000 P/A

Ground Rent: Included in service charge

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.



*Wonderfully presented  
throughout with an  
approximately rental income of  
£1695 per month*







*Stunning views overlooking the grounds.*

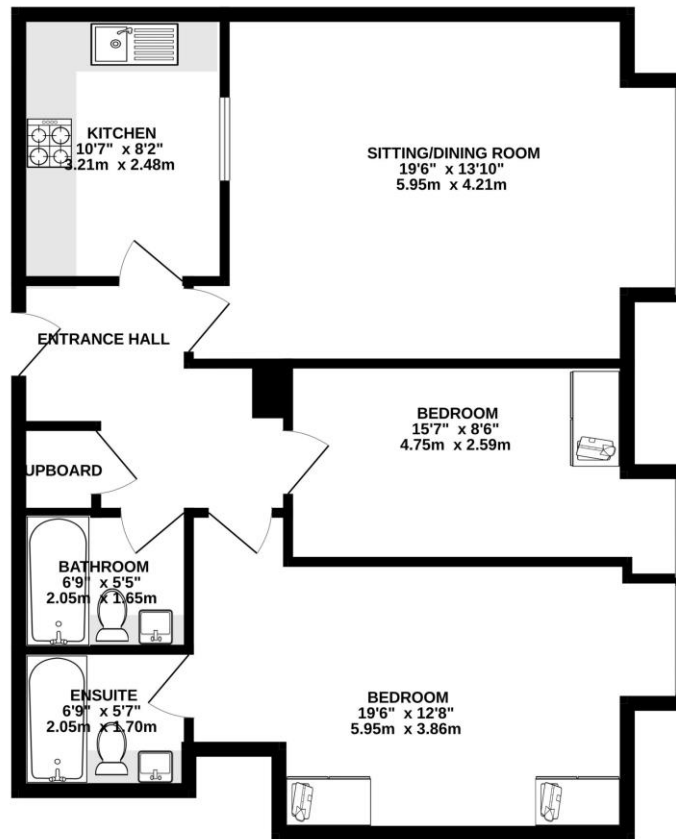












TOTAL FLOOR AREA: 848 sq.ft. (approx.)

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.

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

