



Wilde Court, Napsbury Park, AL2 1GG

Guide Price £625,000 Leasehold

Frost's

A beautifully presented three-bedroom first-floor apartment situated on the outskirts of St Albans, within the highly desirable confines of the historic Napsbury Park.

The accommodation features high ceilings throughout, enhancing the sense of openness, warmth, and grandeur. A generously sized entrance hall leads to an impressive living room with large windows overlooking the meticulously maintained grounds, fitted with custom plantation shutters, and a bespoke built-in wooden bookcase enhanced by a convenient rolling librarian ladder.

The kitchen, fully equipped with modern appliances, opens into a dining area creating the perfect space for entertaining. The principal bedroom provides built-in wardrobe storage and an en-suite shower room, and there are two further bedrooms, the guest suite boasting a recently refurbished en-suite shower room and fitted wardrobes, and a separate family bathroom. This apartment also comes with allocated parking for two cars and a long 999-year lease from 2005.

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

- Three Bedrooms
- First Floor Apartment
- Generously Sized Entrance Hall
- Impressive Living Room
- Meticulously Maintained Grounds
- Fully Equipped Kitchen
- Two Bedrooms with En-suite Shower Rooms
- Bathroom
- Allocated Parking Space for Two Cars
- Long Lease

Lease Details

Lease Length: 999 years from 31 May 2022

Service and Maintenance Charge: £334 pcm

Ground Rent: Included in above charge.

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
three-bedroom first-floor
apartment situated on the
outskirts of St Albans*





*A long 999-year lease
from 2005*







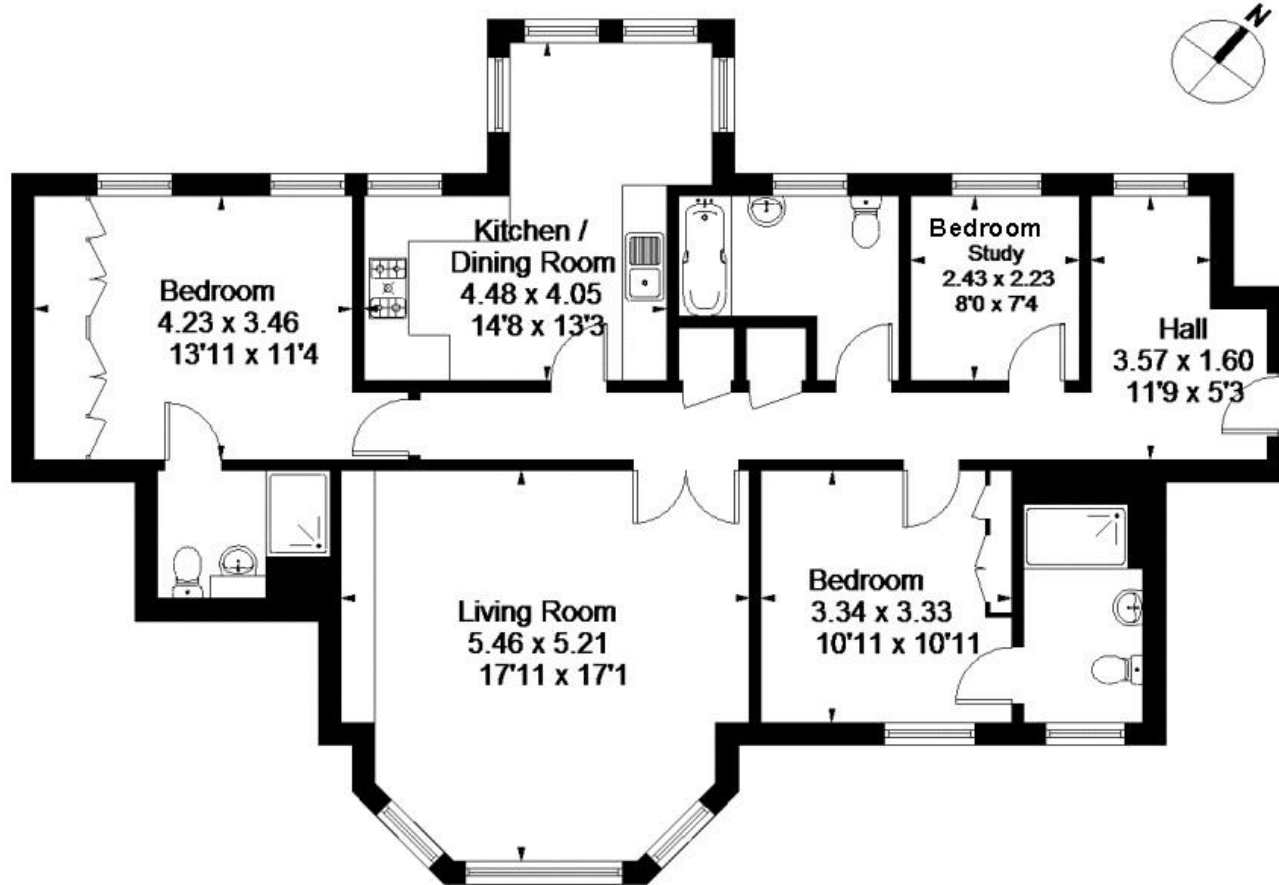


*Meticulously Maintained
Communal Grounds*









TOTAL FLOOR AREA: 1184 sqft (110 sqm) 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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