



The Brownings, Beningfield Drive, Napsbury Park, AL2 1GH

Guide Price £600,000

Leasehold **Frost's**

A beautifully presented three double bedroom first floor apartment forming part of a charming period building set within the sought after Napsbury Park development, The Brownings is surrounded by woodland and stunning open countryside.

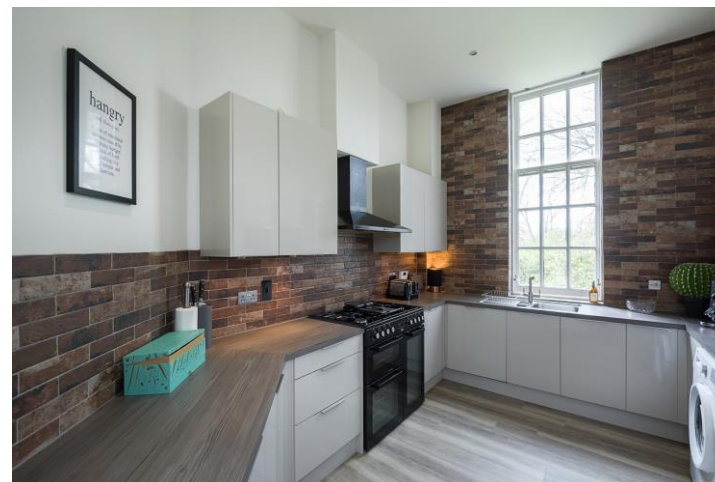
A communal entrance, which has security videophone entry system, leads via communal stairs to the property. This lovely home offers spacious accommodation and features double height ceilings with a sizable entrance hall that leads to the impressive lounge / dining room that is perfect for entertaining, a large sash window offers far reaching views. The modern fitted kitchen has integrated appliances and the principal bedroom has fitted wardrobes and an en suite shower room, there are two further bedroom, one of which was the former family bathroom (services are still connected in order to reinstate a bathroom if desired.)

This very impressive home also comes with two allocated parking spaces and use of the beautifully maintained grounds that surround the building. Napsbury Park is surrounded by acres of beautifully maintained parkland and offers ease of access to the surrounding motorway network including M1 and M25 whilst the local conveniences of London Colney are within walking distance. St Albans City centre and mainline railway station are within a short drive away.

Energy Rating D

Council Tax Band E

Leasehold





Features

- Three Double Bedrooms
- First Floor Apartment
- Security Videophone Entry System
- Impressive Lounge/Dining Room
- Offers Far Reaching Views
- Modern Fitted Kitchen
- Main Bedroom with En-Suite Shower Room
- Allocated Parking Space for Two Vehicles
- Beautifully Maintained Communal Grounds

Lease Details

Lease Length: 999 years from 31 May 2002

Service and Maintenance Charge: Approx. £3838 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 three double bedroom first floor apartment





Impressive Lounge/Dining Room

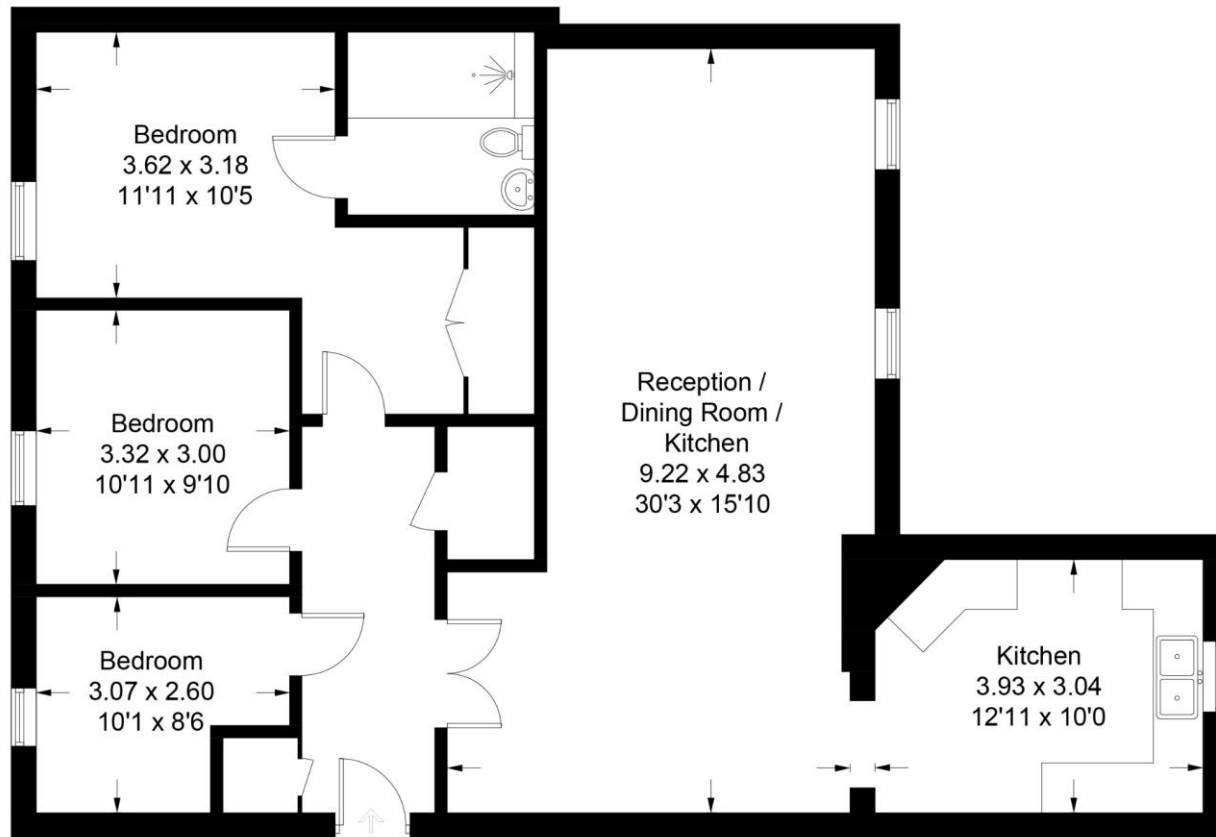






The Brownings

Approximate Floor Area = 106.3 sq m / 1144 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID???????)

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