



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

Guide Price £625,000

Leasehold **Frost's**

A ground floor two bedroom period conversion apartment with en-suites to both bedrooms, cloakroom, living room which benefits from direct access onto its own patio within the communal gardens. Two allocated parking spaces.

Set in Napsbury Park, the property has access to all the communal grounds, tennis court and public footpaths.

Features

- Two Bedrooms
- Ground Floor
- Two En-suites
- Direct access to communal gardens
- Two Allocated Parking spaces
- 977 year lease
- Tennis court
- Energy Rating C
- Council Tax Band D
- Leasehold





What the owners say...

“Loved the entrance to Napsbury park and the beautiful environment it’s special living in a stunning park! Many excellent places to walk and sit in the sunshine.”

Lease Details

Lease Length: 999 years from 31 May 2022

Service & Maintenance Charge: Approx. £3000 per annum

Ground Rent: Approx. £125 Per month

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 ground floor two bedroom period conversion apartment with en-suites to both bedrooms





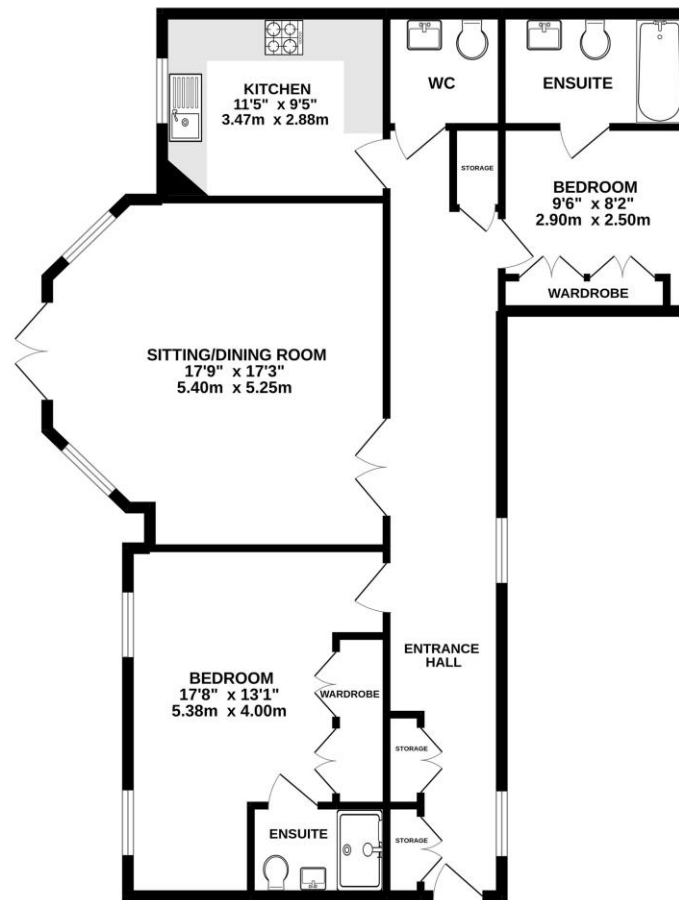
En-suites to both bedrooms







GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) 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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