



Acorn Court

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

- 2 Double Bedrooms
- 2 Bathrooms (1 En Suite)
- Kitchen/Breakfast Room
- Living/Dining Room
- High Ceilings
- Country Setting & Views
- Stunning Communal Gardens
- Resident Permit Parking

Guide Price £550,000



T: 01923 537 111



A beautifully presented two bedroom apartment in a highly sought-after block, built by Crest Nicholson. Located in Napsbury Park, the property is close to St Albans City but situated in a parkland setting. This delightful ground floor apartment boasts high ceilings and high sash windows with stunning views from most rooms over the surrounding gardens and parkland beyond and benefits from a private patio and a large living/dining room with windows on three sides looking onto the gardens. The property further comprises a full-length corridor again with windows all along providing maximum light from the south facing grounds. This gives access to a modern kitchen/breakfast room, master bedroom with excellent built-in wardrobe space and en suite shower room, second double bedroom currently being used as a study with excellent storage space and a luxury family bathroom. The apartment is accessed from a fully carpeted communal entrance with a video entry-phone system to access the block. Resident permit parking and ample visitor parking set against an attractive landscaped frontage complete this highly desirable property. The apartment is currently available with a good length lease but at this time we understand that the freeholders are considering offering a share of freehold to the residents.

COMMUNAL ENTRANCE HALL

Carpeted communal hallway with coving and dado rails, staircase to the first floor apartments.
 Panelled front door to;

PRIVATE ENTRANCE HALL

28' 7" x 4' 11" (8.71m x 1.5m) Full length hallway accessing all rooms with high ceilings, coving, Amtico flooring and high sash windows throughout, storage cupboard and further airing/boiler cupboard.

LIVING/DINING ROOM

20' 6" x 16' 1" (6.25m x 4.9m) South-facing with full-height sash windows to three sides and door to private patio and communal gardens, high ceilings, coving, and 'Amtico' flooring.

KITCHEN/BREAKFAST ROOM

14' 5" x 10' 10" (4.39m x 3.3m) Comprehensive range of light wood wall and base units with granite worktops, stainless-steel one and a half bowl sink with granite drainer and chrome taps, mosaic tiled splashbacks, built-in black 'Bosch' electric oven, 5-ring gas hob with chrome chimney and extractor fan above, integrated dishwasher, integrated washer/drier, full height integrated fridge/freezer, inset spotlights, tiled flooring.

MASTER BEDROOM

15' 9" x 10' 7" (4.8m x 3.23m) Fully carpeted, built-in wardrobes to two sides with matching bedside tables, coving, high ceilings, full height sash windows overlooking gardens to rear aspect.

EN SUITE SHOWER ROOM

9' 9" x 4' 9" (2.97m x 1.45m) Low-flush WC, wash hand basin with chrome mixer tap with vanity unit below, double shower cubicle with chrome wall-mounted shower head and controls, inset spotlights, extractor fan, obscure glazed full height sash window, tiled flooring and part tiled walls, radiator.

BEDROOM TWO/CURRENTLY HOME OFFICE

15' 8" x 12' (4.78m x 3.66m) Range of lightwood cupboards, wardrobes and fitted office desk, high ceiling, full height sash window to side aspect, space for double bed, fully carpeted.

FAMILY BATHROOM

7' 4" x 6' 7" (2.24m x 2.01m) Modern white suite comprising: tile panelled bath with wall-mounted chrome detachable shower head and controls, wash hand basin with chrome mixer tap and vanity unit below, low-level WC, part tiled walls and fully tiled flooring, extractor fan, two wall-mounted mirror fronted medicine/storage cupboards, shaver point and radiator.

EXTERIOR

COMMUNAL GARDENS

Private paved patio leading onto substantial lawned gardens bordered by mature trees and shrubs and leading on to extensive parkland beyond.

RESIDENT PARKING

Substantial block paved parking area with allocated resident parking and further visitor parking, timber communal bin-storage and all bordered by attractive landscaping.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band D

TENURE

Leasehold with 983 Years Remaining

LOCAL AUTHORITY

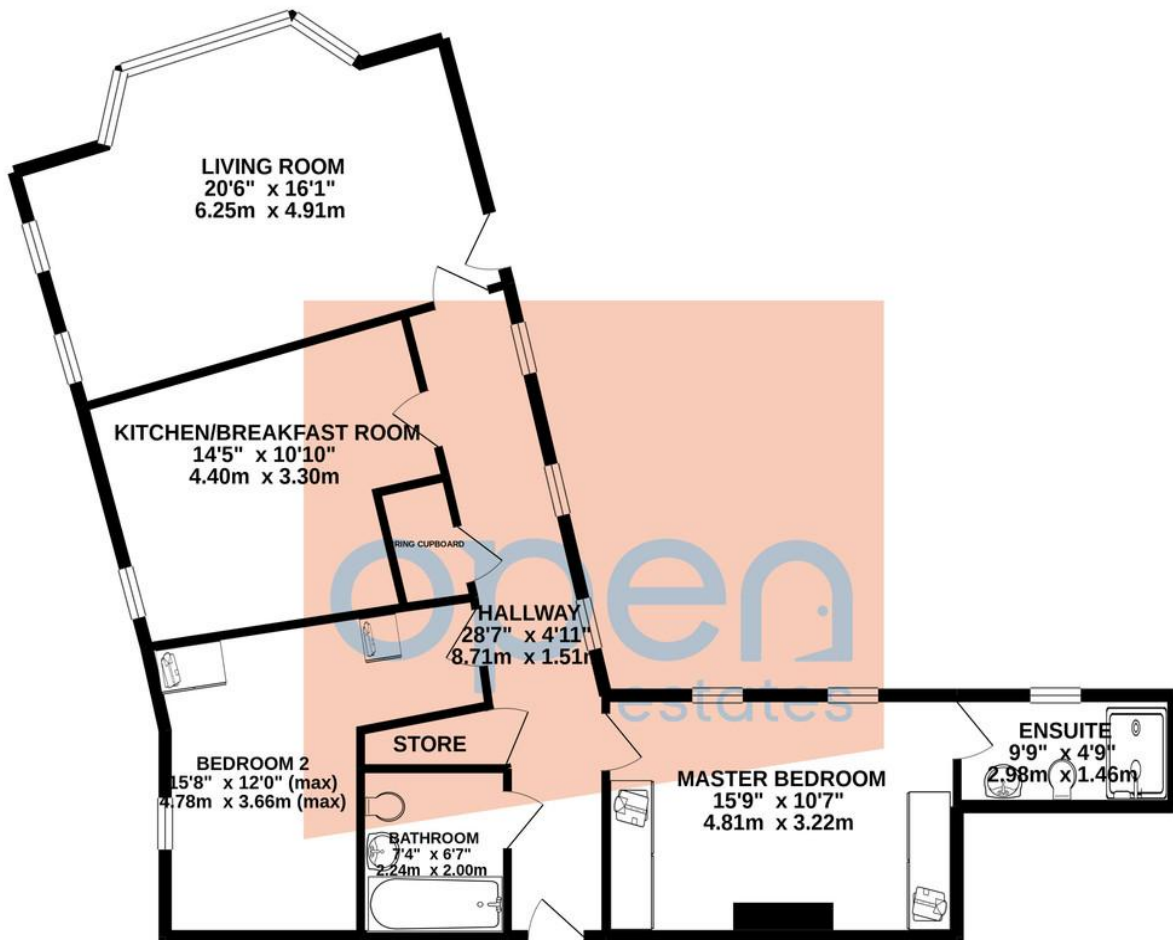
St Albans District Council

SERVICE CHARGE £1877.68 P.A.

GROUND RENT £125 P.A.



GROUND FLOOR 1113 sq.ft. (103.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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OFFICE
54 Watling Street
Radlett
Hertfordshire
WD7 7NN

T: 01923 537 111
E: info@openstates.co.uk
W: www.openstates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements