



Goldring Way

Napsbury Park | Hertfordshire | AL2 1GP

£550,000

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STEP INSIDE

Goldring Way

Step into this impressive three-bedroom duplex apartment, boasting its own private entrance and outdoor space – a rare find that blends comfort, style and convenience.

The welcoming entrance hall sets the tone, leading into a bright and spacious lounge/dining room with dual-aspect windows and soaring ceilings that flood the room with natural light. The separate fitted kitchen opens directly onto your own private patio – perfect for morning coffees, al fresco dining, or simply unwinding outdoors. A handy cloakroom and generous storage cupboard complete the ground floor.

Upstairs, discover two well-proportioned double bedrooms with built-in wardrobes, plus a versatile third bedroom – ideal as a home office, nursery or guest room.

The property also benefits from beautifully maintained communal grounds, accessible straight from the kitchen, offering an extension of your living space. Two allocated parking bays and additional visitor spaces add everyday practicality.

With a long lease, no onward chain, and superb appeal to downsizers, investors and first-time buyers, this property is the perfect blend of modern living and easy ownership.









STEP OUTSIDE

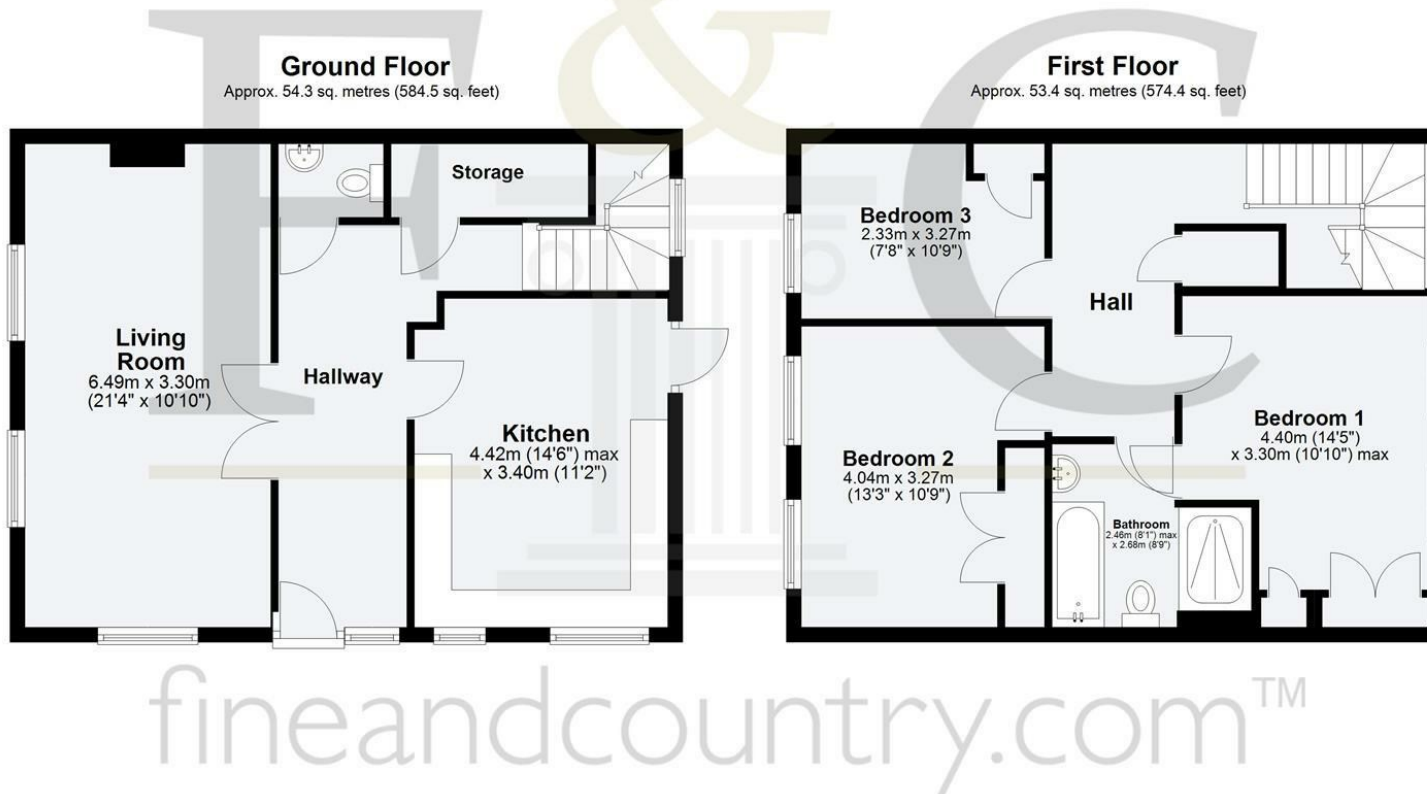
Goldring Way

Napsbury Park is one of Hertfordshire's most sought-after addresses, combining stunning period architecture with thoughtfully designed modern homes. Set within acres of landscaped parkland, the development offers a unique blend of heritage and contemporary living. Tree-lined avenues, open green spaces, and picturesque walking routes create an idyllic setting that feels private and tranquil, while still fostering a strong sense of community. This rare environment delivers both elegance and lifestyle, making Napsbury Park a truly exceptional place to call home.

Location is another of Napsbury Park's key strengths. Just a short distance from St Albans city centre, residents benefit from an array of boutique shops, restaurants, and cultural attractions, alongside excellent transport connections. The nearby M25 and M1 provide convenient road links, while fast rail services from St Albans and Radlett ensure swift access to London, making it ideal for commuters. Families are equally well-catered for, with highly regarded schools and leisure facilities close by. Whether drawn by its natural beauty, historic character, or outstanding connectivity, Napsbury Park offers an unrivalled lifestyle in a prime Hertfordshire setting.







Total area: approx. 107.7 sq. metres (1158.9 sq. feet)

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.

- Three Bedrooms
- Duplex Apartment
- Direct Access Out To Private Patio Area
- Main Bathroom & Additional Downstairs W.C.
- High Ceilings Throughout
- Lounge/Dining Room
- Large Fitted Kitchen
- Bright & Airy Throughout
- Two Allocated Parking Bays
- Chain Free

A.M.L Identity Verification
In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + vat per person applies for this service.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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