



HEARTWOOD  
HOMES

# Beningfield Drive, London Colney, St. Albans, AL2 1GH

Guide Price £500,000

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Encompassed by the magnificent Napsbury Park and its acres of Grade II listed parkland is this stunning two bedroom first floor luxury apartment. Newly modernised to the highest standard, this beautiful apartment boasts impressively high ceilings, open plan living and underfloor heating.

You enter the apartment via the well maintained communal area and into the welcoming entrance hall with a large built in storage cupboard and doors to all rooms. The fantastic size living space boasts breath taking views from the bay window across the tree tops to the stunning parkland. The stylish kitchen has multitude on integrated appliances and a useful breakfast bar area perfect for dining.

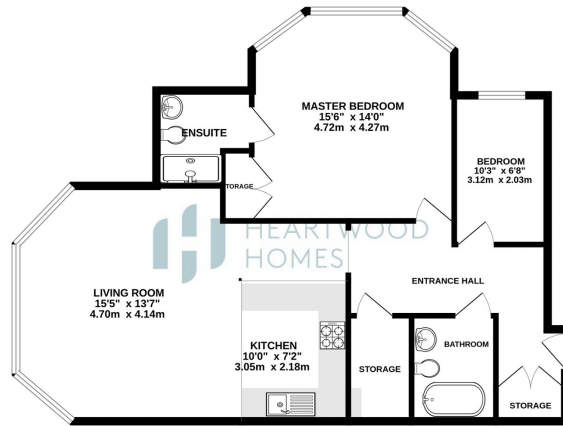
The impressive ceilings flow through the apartment to the opulent master suite with another full height bay window with views across the communal gardens, allowing light to fill the room. The master boasts a newly fitted ensuite with walk in shower and modern fixtures. Large built in wardrobes complete the master suite. From the hallway you have access to the second bedroom which is currently used as a dressing room and the elegant family bathroom with modern fitted suite.

Further benefits this lovely apartment boasts are underfloor zoned heating, fitted shutters and feature lighting that can be remotely controlled.

Externally you have two allocated parking spaces and the enjoyment of the rolling scenic grounds of Napsbury Park which should be seen to be appreciated.



FIRST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, heights and other items are approximate and not responsible. It is based on any errors or omissions. This plan is for guidance purposes only and should be used as a guide for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is made with respect to them.



- Modernised throughout
- First floor luxury apartment
- Newly remodelled kitchen
- Long lease
- Two allocated parking spaces
- Contemporary ensuite & bathroom
- Underfloor heating
- EPC rating C



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