



Beningfield Drive, St. Albans, AL2 1FD

£409,950

This two double bedroom ground floor apartment located in the very popular Napsbury park development with impressive views across open countryside.

The property includes a spacious lounge/diner, family bathroom and also includes allocated.

Napsbury Park is comfortably accessible to the shopping and leisure facilities of both St Albans and Radlett, each with mainline stations serving central London, are also within convenient travelling distance.

GROUND RENT £150 PA / SERVICE CHARGE £2792 PA / LEASE 113 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

SECTION 21 - DECLARATION OF INTEREST:

Declaration of interest - Under Section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property. The property is owned by the parents of one of our employees.

- TWO DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR
- STUNNING VIEWS
- LOUNGE/DINER
- HIGHLY REGARDED NAPSURY PARK DEVELOPMENT

Beningfield Drive, St. Albans, AL2 1FD



GROUNDS



WEST HALL



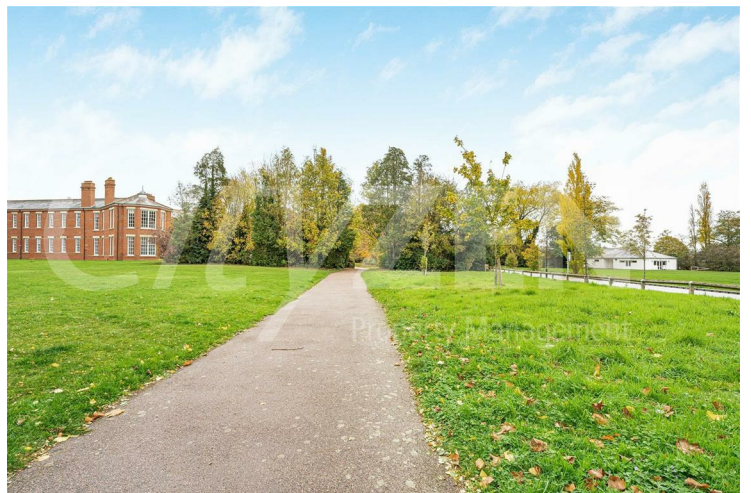
GROUNDS



GROUNDS



GROUNDS



DRIVE WAY

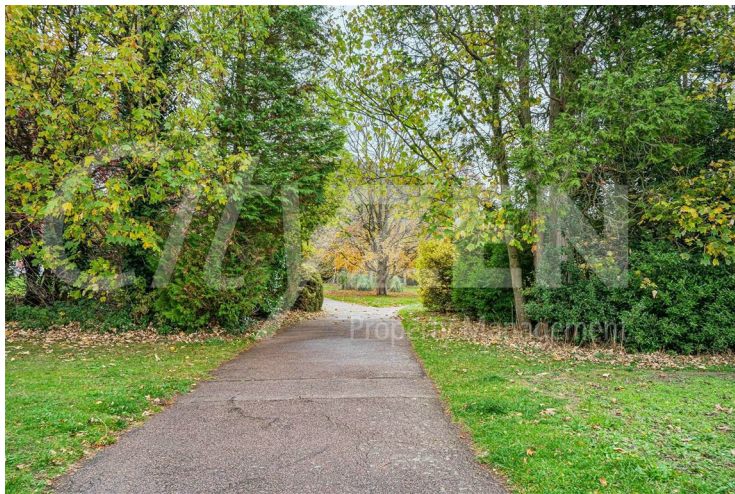
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WEST HALL



GROUNDS



DRIVE WAY



ENTRANCE



WEST HALL



WEST HALL

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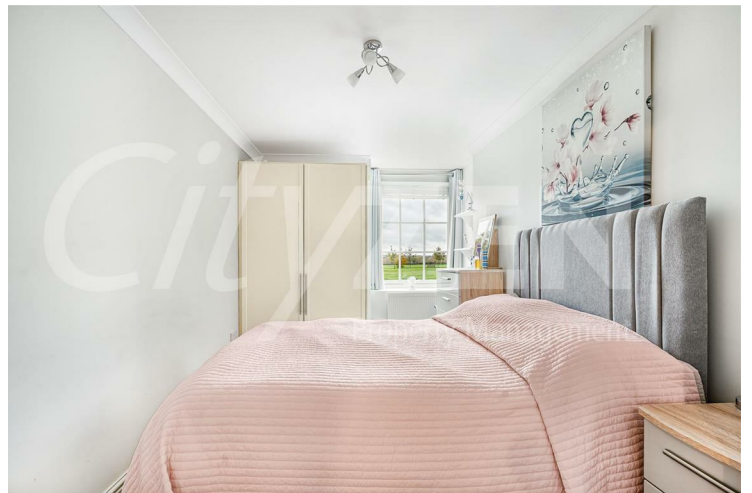
ENTRANCE LOBBY



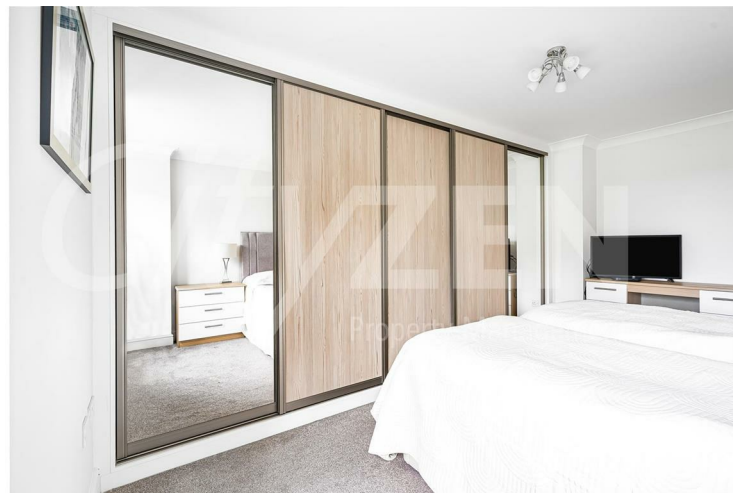
BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM

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RECEPTION



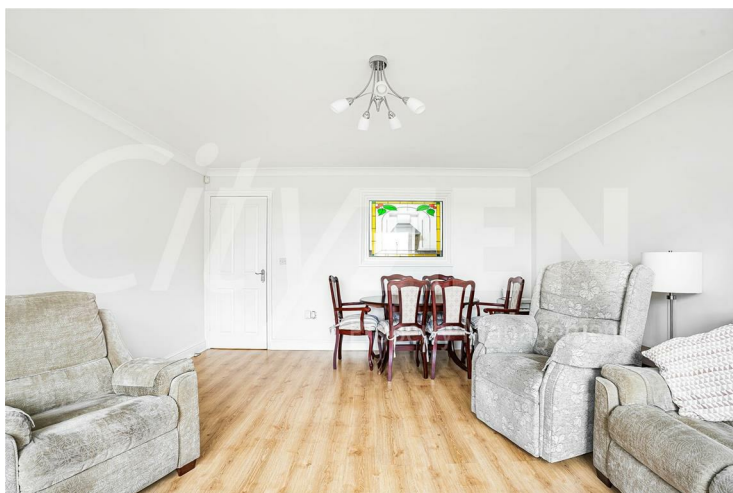
RECEPTION



RECEPTION



KITCHEN



RECEPTION



KITCHEN

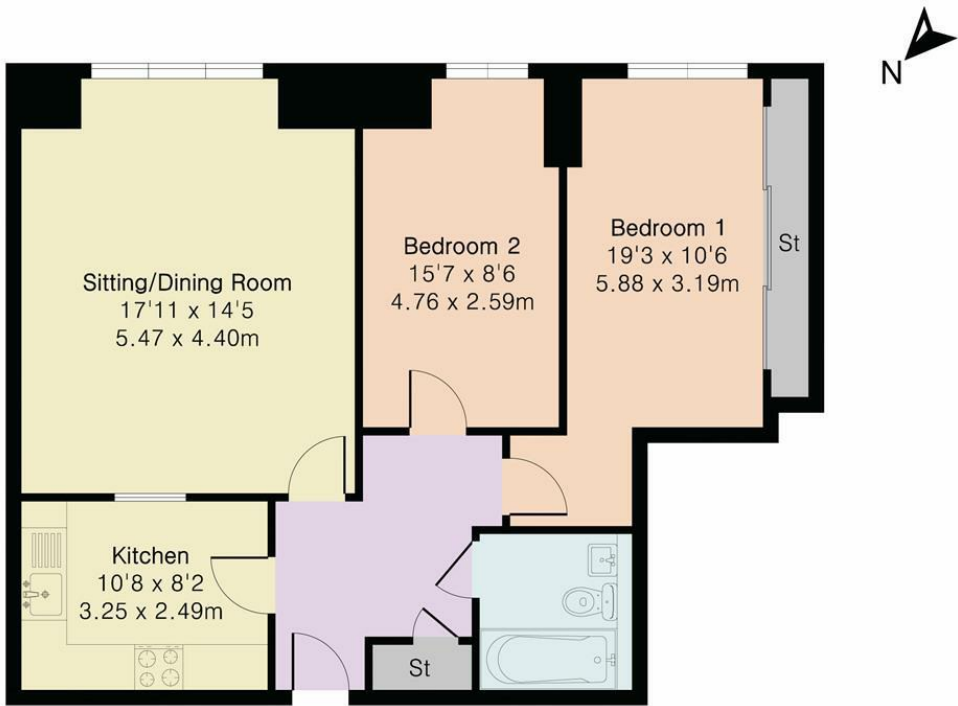
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HALLWAY

BEDROOM

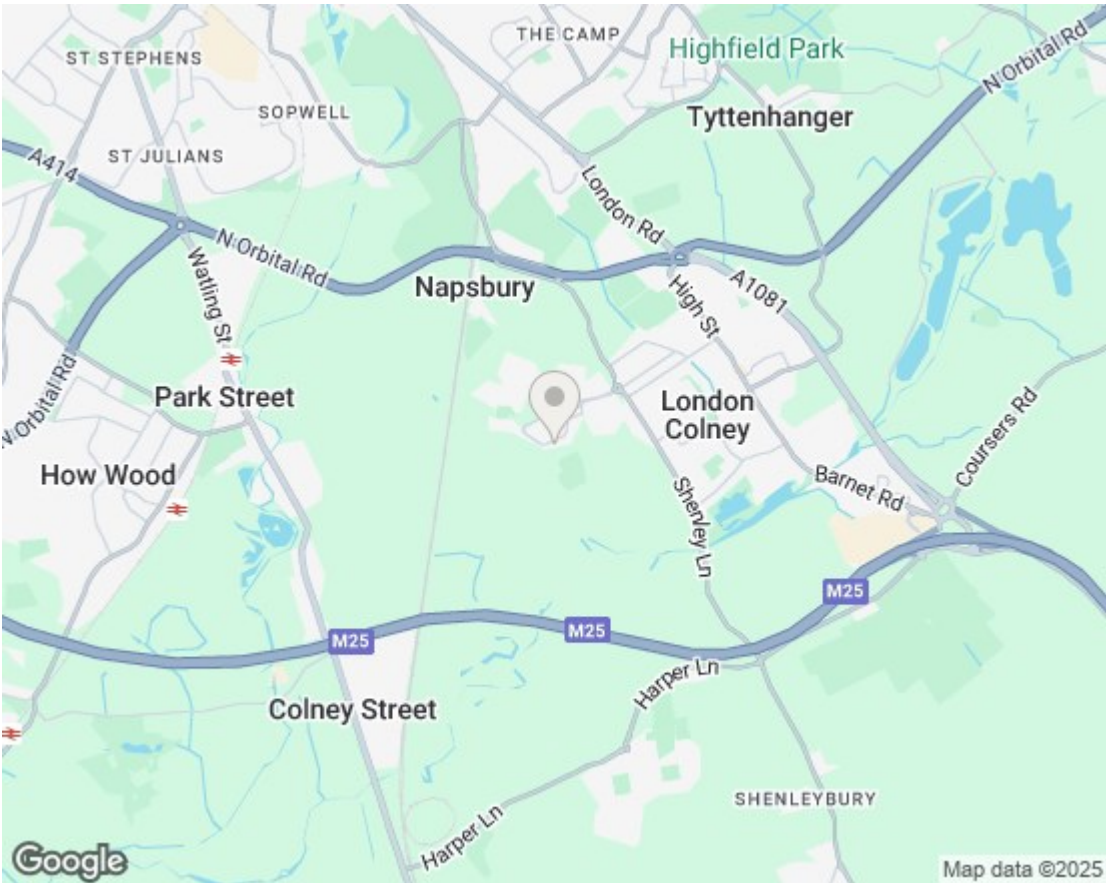
Approximate Gross Internal Area 811 sq ft - 75 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.