

**Beningfield Drive, Napsbury Park**

**£649,950 (Leasehold)**

**VILLAGE**  
E S T A T E S



Nestled within 75 acres of beautiful well maintained grounds within this Grade II listed historic Park is a 1334 sq.ft (124 sq.m) first floor (top) luxury two double bedroom, two bathroom apartment featuring a 24' dual aspect reception room with 15ft high ceilings giving an air of light & space, two revamped bathrooms (one en suite) and a modern fitted kitchen/diner.

The flat has an abundance of fitted wardrobe space and two reserved parking bays.

Napsbury Park is located midway between Radlett and St Albans with a huge choice of shopping and restaurants to choose from as well as being ideally located for easy Motorway access to both the M1 & M25.

**01923 852434**  
**[www.village-estates.co.uk](http://www.village-estates.co.uk)**



Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

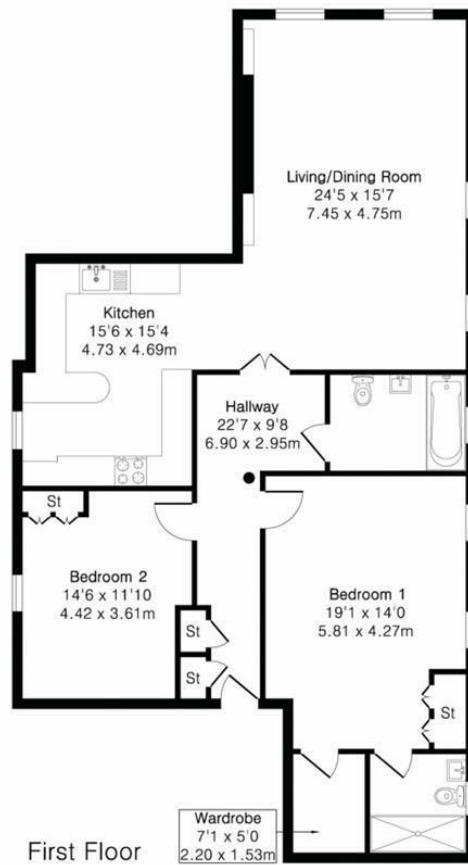




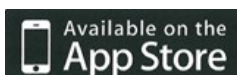




Approximate Gross Internal Area 1335 sq ft - 124 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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		83	83
(81-91) B			
(69-80) C			
(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	