



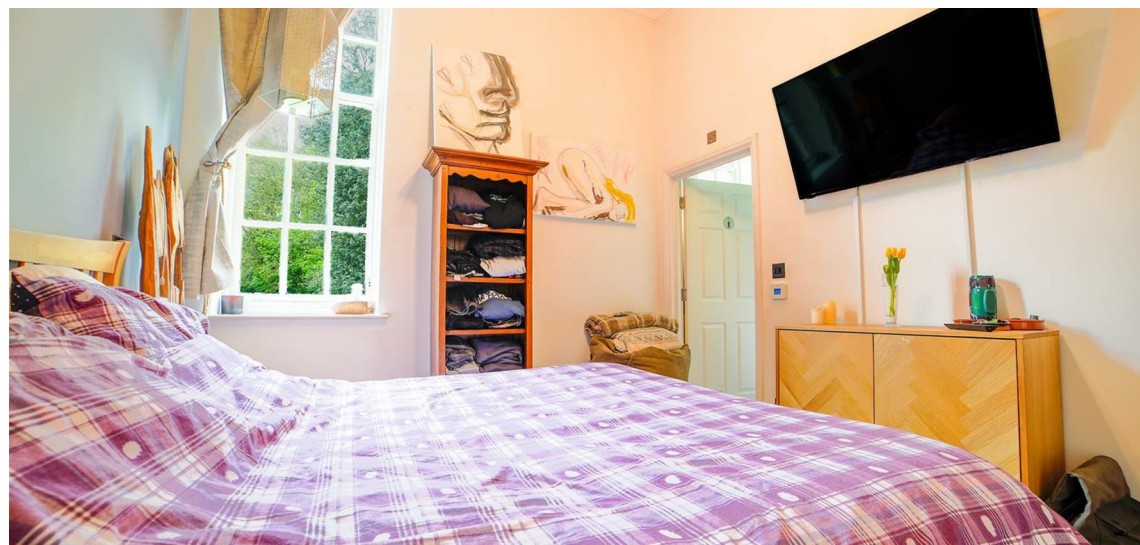
PRESTIGE & VILLAGE

UK's finest properties

BENINGFIELD DRIVE, ST. ALBANS, , AL2 1GG

Welcome to this charming 2-bedroom ground floor flat, offering approximately 760 q ft of comfortable living, nestled within the historic Napsbury Hospital, transformed into a delightful residential area in London Colney. Stepping inside, you'll discover a thoughtfully designed space with tasteful features. The principle bedroom boasts an ensuite bathroom, offering privacy and convenience. The kitchen provides a functional and stylish area to prepare meals, while the living room grants access to the rear of the property, complete with a small patio area perfect for relaxation. Embracing the outdoors, you can explore the stunning grounds of approx' 50 acres of countryside, with it's own arboretum and soak in the history of this incredible building. The second bedroom is equipped with spacious built-in wardrobes, ensuring ample storage for your belongings. Throughout the flat, the high ceilings create an airy and spacious atmosphere, adding a touch of elegance to each room. Don't miss the opportunity to make this exceptional ground floor flat your own, combining history and modern living in a sought-after location.





- Stunning Ground floor 2 Bedroom flat
- High ceilings
- Hypothermo Electric Heating - Bluetooth connected
- Entryphone system
- Private Patio
- 50 Acres of communal grounds with well maintained play area and Arboretum
- Conservation Area
- Off road parking
- Excellent Transport Links
- Use of Tennis courts, Sports Pavillion, All weather Pitch by arrangement



ENTRANCE HALL

5x20 (1.52mx6.10m)

As you enter you are greeted by generously high ceilings in the hall way allowing access to the kitchen, bathroom one and bedroom two

Hypothermal dynamic liquid filled electric radiator - bluetooth enabled



KITCHEN

8 x 15 (2.44m x 4.57m)

The kitchen comes with an L shaped worktop, great storage and space for a three seater dining table.

LOUNGE

11 x 14 (3.35m x 4.27m)

With views to the rear of the property, electric fire place and French doors leading out to a patio and large grass area, this room has plenty to offer all year round.



BEDROOM 1

10'6" x 12'6" (3.20m x 3.81m)

Great size with built in wardrobe and en-suite

Hypothermal dynamic liquid filled electric radiator - bluetooth enabled

BEDROOM 1 EN SUITE

6'6" x 7' (1.98m x 2.13m)

The en suite comes with a toilet, sink and walk in shower. Underfloor heating

BEDROOM 2

9" x 13'6" (2.74m x 4.11m)

Brilliant size with a large built in wardrobe spanning one side of the room with floor to ceiling mirrors, creating a spacious feel

BATHROOM

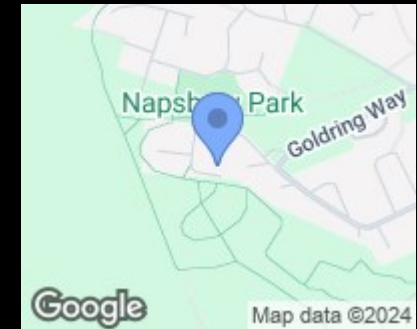
7'6" x 8' (2.29m x 2.44m)

Tiled flooring with toilet, sink and bath / shower combo

CUPBOARD/WALK IN WARDROBE IN ENSUITE

20 sq ft





This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.

Band D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	77		
<small>Not energy efficient - Higher energy costs</small>		<small>Not environmentally friendly - Higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	



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