



## Beningfield Drive

Napsbury Park | Hertfordshire | AL2 1FD

£76,250



# STEP INSIDE

## Beningfield Drive

This is a fantastic opportunity for first-time buyers to make their move into home ownership with this beautifully spacious one-bedroom, first-floor apartment. Located in the highly sought-after Napsbury Park development, the property offers not only high-quality living, but also access to stunning communal grounds with scenic walks and breathtaking views.

Convenience is at your doorstep with London Colney Shopping Fields just minutes away, offering two major supermarkets, excellent motorway links, and a short drive to the vibrant St Albans town centre, full of amenities and charm.

This apartment also boasts desirable features such as a lift, allocated parking, built-in wardrobes, gas-fired central heating, and a video entry phone system. Plus, it's available with a complete chain, making it the perfect hassle-free purchase.

Don't miss out on securing your place in this prestigious development!

Rent: £588 PCM.









# STEP OUTSIDE

## Beningfield Drive

Napsbury Park, St Albans offers a rare blend of natural beauty and modern convenience, making it a highly sought-after location for residents. The development is set within a peaceful, parkland setting with expansive communal grounds that provide stunning green spaces for leisurely walks, outdoor activities, and relaxation. The area's rich history, combined with its beautifully preserved architecture, creates a unique charm, making it a tranquil escape from the bustle of city life. For nature lovers, the surrounding woodland and landscaped gardens are perfect for enjoying scenic views right at your doorstep, adding to the overall sense of well-being and connection with nature.

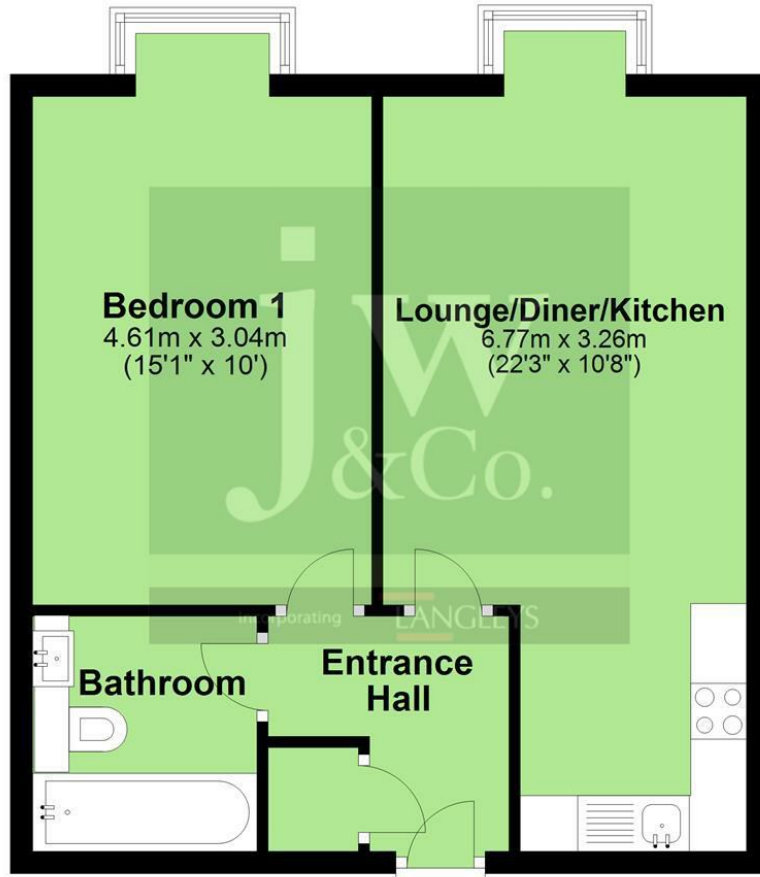
Despite its serene environment, Napsbury Park offers excellent accessibility to major transport links, including easy access to the M25 and M1, ensuring quick commutes into London and other nearby areas. Residents benefit from proximity to London Colney Shopping Fields, which boasts a range of amenities, including large supermarkets, shops, and restaurants. Just a short drive away is the vibrant city of St Albans, known for its rich cultural heritage, excellent schools, and thriving community. Napsbury Park truly combines the best of both worlds – the peace of countryside living with the convenience of modern urban life.





# First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 44.1 sq. metres (475.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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