



## Boyes Crescent

Napsbury Park | Hertfordshire | AL2 1UB

£550,000



# STEP INSIDE

## Boyes Crescent

Set within the exclusive gated Boyes Crescent, this stunning refurbished penthouse offers luxury living in a highly sought-after location.

Step inside to a bright and spacious entrance hall, leading to an impressive open-plan lounge, kitchen, and dining area, complete with a sleek white kitchen, marble work surfaces, and high-end appliances—perfect for modern living.

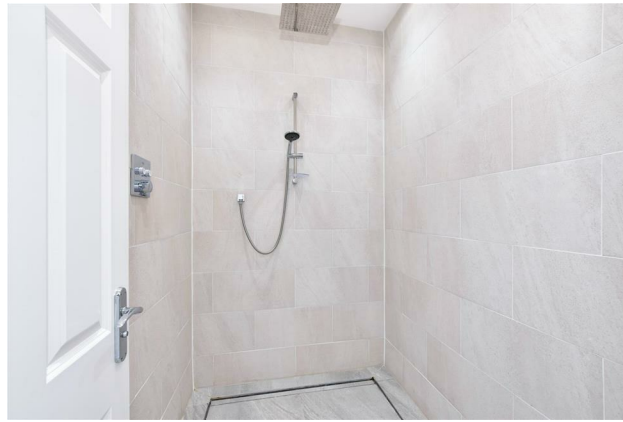
The principal bedroom features built-in wardrobes and a stylish spacious wet room, while the main bathroom, enhanced by a striking feature skylight, boasts a contemporary three-piece suite with a rainfall shower for a spa-like experience.

Additional highlights include two allocated parking bays, beautifully maintained communal gardens, a long lease, and no onward chain, making this an exceptional opportunity not to be missed.









# STEP OUTSIDE

## Boyes Crescent

Living in the Napsbury Park Development offers a rare blend of luxury, history, and natural beauty, making it a highly sought-after location for homeowners. Nestled in the tranquil Hertfordshire countryside, the development is set within the beautifully landscaped grounds of a former hospital estate, now a conservation area that boasts lush greenery, mature trees, and peaceful walking paths. Residents enjoy a unique balance of countryside serenity and easy access to nearby towns such as St Albans and London, perfect for those who appreciate both nature and convenience.

The homes in Napsbury Park, including converted apartments and townhouses, are architecturally stunning, with features such as high ceilings, large sash windows, and period charm. These properties have been thoughtfully renovated to combine modern comforts with historic character, creating elegant living spaces that offer both style and function. Spacious interiors, along with ample storage and generous room sizes, make the homes ideal for families, professionals, and retirees alike.

Additionally, the development fosters a sense of community and exclusivity, with well-maintained grounds and a range of shared amenities. Residents benefit from allocated parking, secure surroundings, and access to beautiful parklands that provide a peaceful escape from the busyness of daily life. Napsbury Park is more than just a place to live; it's a lifestyle that promotes relaxation, well-being, and an appreciation for both heritage and modernity.

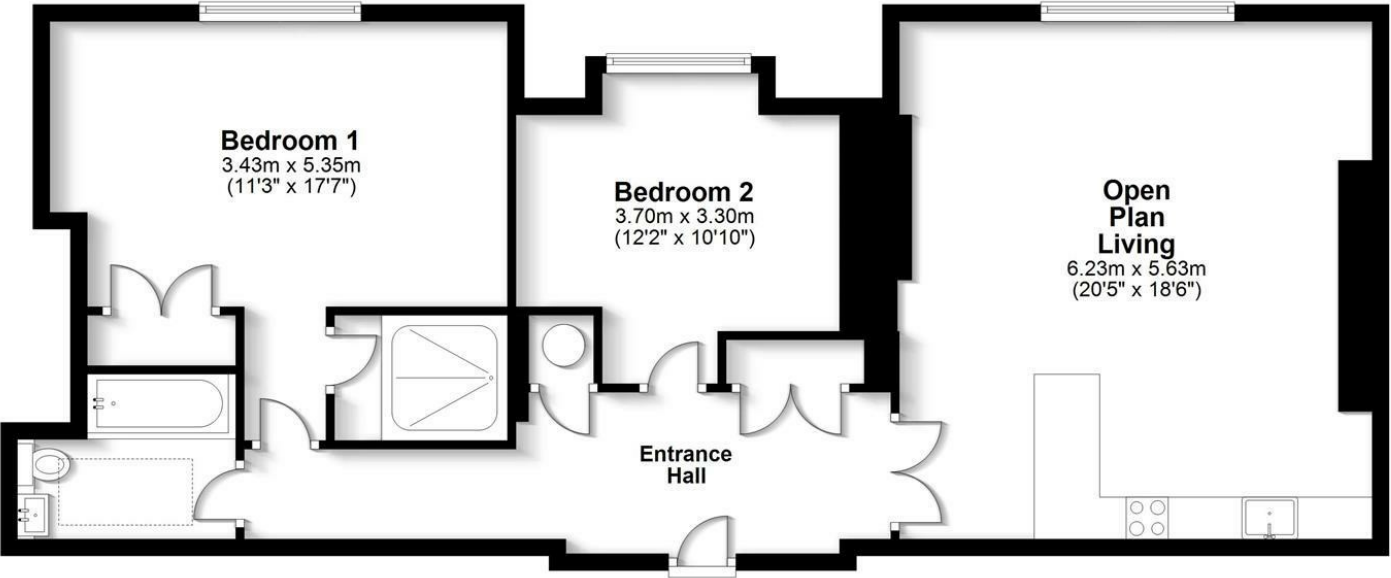




**Penthouse Apartment**  
Approx. 96.0 sq meters (1033.34 sq. feet)



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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -  $\pm$  - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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

