



NO PHOTO

£675,000

Beningfield Drive, AL2



2

Bedrooms



2

Bathrooms

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We are delighted to bring to market, For Sale, this MUST SEE stunning penthouse duplex apartment on the beautiful Napsbury Park Development with breathtaking views and lift access with allocated parking

West Hall, Benningfield Drive, AL2 1FD - £675,000

For Sale, this MUST SEE stunning over 1527 square foot penthouse duplex apartment on the beautiful Napsbury Park Development. It comprises of two vast bedrooms, both with fitted wardrobes and units, two beautiful shower rooms (one upstairs, one downstairs), large kitchen/diner, and separate living room, both with breathtaking views of the countryside. High ceilings and large feature windows bring in an abundance of natural light. There is lift access, allocated parking, and with the recent refurbishment of this property combined with the historic character of the building, you don't want to miss this.

Penthouse Apartment OVER 1500 SQ FT

- 2 Bedrooms
- 2 Shower Rooms
- Separate Living Room
- Large Kitchen/Diner
- Lift Access
- Allocated Parking
- Breathtaking Views
- Leasehold

Council Tax band F  
EPC Band B  
Downstairs  
Entrance Hall  
Laminate flooring, spotlights, large understairs cupboard, large storage/utility cupboard.

Living Room 14' 0" x 13' 10" (4.26m x 4.21m)  
Carpeted, fully fitted units, spotlights, radiator, double glazed windows with fitted shutters to rear aspect.

Kitchen/Diner 22' 11" x 16' 7" (6.98m x 5.05m)  
Laminate flooring, fully fitted units both wall mounted and base, ample work surface area, Granite worktops, double basin with waste disposal, integrated Bosch dishwasher, integrated Bosch washer/dryer, integrated Fridge, integrated Bosch 1.5 oven, Bosch 4 ring ceramic hob, spotlights, radiator, double glazed windows with fitted shutters to rear aspect.

Shower Room 7' 5" x 5' 6" (2.26m x 1.68m)  
Tiled floor, fully tiled walls, low level WC, fitted wash basin with mixer tap and storage beneath, large walk in shower cubicle with overhead rain shower and handheld shower, spotlights, heated towel rail.

Upstairs  
Bedroom 1 22' 6" x 14' 11" (6.85m x 4.54m)  
Carpeted, fully fitted wardrobes, fitted dressing table and units, spotlights, radiator, Velux electric skylight and electric blinds.

Bedroom 2 19' 7" x 14' 4" (5.96m x 4.37m)  
Carpeted, fully fitted wardrobes, fitted units, spotlights, radiator, Velux electric skylight and electric blinds.

Hallway

Fitted cupboards, carpeted, spotlights, radiator.

Shower Room 7' 2" x 5' 7" (2.18m x 1.70m)

Tiled floor, fully tiled walls, low level WC, large walk-in shower cubicle with overhead rain shower and handheld shower, fitted wash basin with mixer tap and storage beneath, mirrored wall mounted cabinet, spotlights, heated towel rail.

Lease - 113 years remaining (125 from 1/1/13)

Ground rent - £200 py

Service charge - current year £5214.24

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THIRD FLOOR  
64.0 sq.m. (689 sq.ft.) approx.

FOURTH FLOOR  
69.9 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA : 133.9 sq.m. (1441 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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