



West Hall, Beningfield Drive,
Napsbury Park, AL2



Guide price £290,000

- Upper Floor One Double Bedroom Apartment
- Open Plan Living
- Allocated Parking
- Located in West Hall, an architecturally striking former hospital dining hall converted into luxury apartments
- Lift Access
- Grade II listed Historic Park and Garden with extensive grounds, sports facilities, playgrounds, and Pavilion
- Excellent transport links to St Albans and London, with easy access to the M25, M1, A1, and a regular bus service through the park



Set within the prestigious West Hall at the sought-after Napsbury Park development, this impressive one double bedroom upper-floor apartment offers characterful living in a truly unique setting.

The apartment boasts high ceilings and a bright open-plan living space, creating a wonderful sense of space and light throughout. The property features a generous double bedroom and well-proportioned accommodation ideal for modern living.

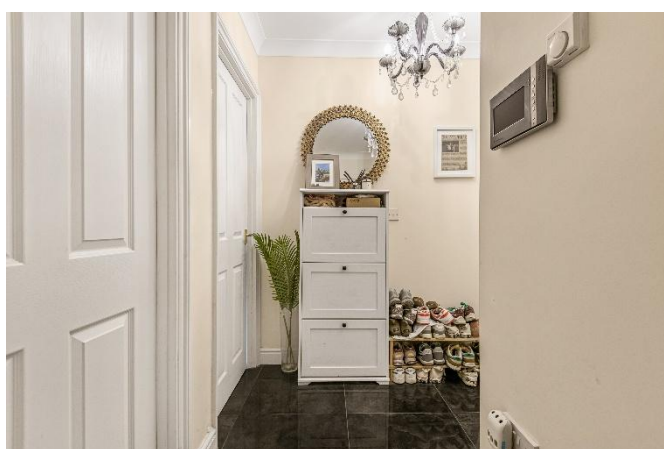
Externally, residents benefit from allocated parking and Napsbury Park has been a designated conservation area for over 25 years and is listed by English Heritage as a Grade II Historic Park and Garden. Residents enjoy access to two playgrounds, expansive playing fields, tennis courts, a five-a-side football/netball/basketball court, and a Pavilion.

Ideally located in London Colney, AL2 1FD, the property enjoys excellent transport links, with easy access to the M25 and M1, making it perfect for commuters. Local amenities in London Colney are just

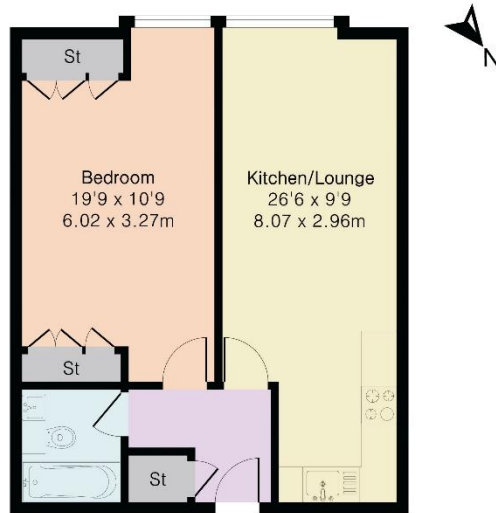
a short drive away, and the historic city of St Albans lies less than three miles from the park. Excellent transport links include easy access to the

M25, M1, and A1, while fast trains from St Albans to London St Pancras take approximately 20 minutes. A convenient bus service also runs through Napsbury Park, providing direct access to St Albans.

AGENT NOTE: This property can be purchased at a 50% shared ownership in conjunction with Settle who have criteria for any purchase. £434.53 per month is paid to the Housing Association as rent for the retained share. Service Charge is £3762.96 per annum.



Approximate Gross Internal Area 546 sq ft - 51 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.



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