



Flat 1, The Brownings, Beningfield Drive, St Albans - AL2 1GH

The Brownings, Napsbury Park

Positioned on the distinguished Beningfield Drive, within the historic Napsbury Hospital estate in St Albans, this exceptional ground floor apartment presents an elegant fusion of heritage architecture and refined modern living. Extending to approximately 1,065 sq ft, the property offers beautifully proportioned interiors designed with both comfort and style in mind.

A welcoming and impressively spacious entrance hall introduces the home, setting a sophisticated tone that continues throughout. The accommodation comprises two double bedrooms, each benefitting from its own luxurious en suite bathroom, providing a high level of privacy and convenience. A separate guest cloakroom serves visitors, while thoughtfully integrated storage is found throughout the apartment.

The principal suite is particularly well-appointed, featuring a sizeable en suite that enhances the overall sense of indulgence. The kitchen has been carefully designed to combine practicality with contemporary style, creating an inviting environment for both everyday use and entertaining. To the rear, an elegant reception and dining space opens seamlessly via double doors onto a private patio, offering a tranquil setting for al fresco dining and relaxation.

The second bedroom is equally well-considered, complete with fitted wardrobes and its own en suite, ensuring consistent comfort across the home. High ceilings amplify the feeling of space, while large windows draw in an abundance of natural light, resulting in bright, airy interiors throughout.

Residents of this exclusive development enjoy access to approximately 50 acres of meticulously maintained parkland, including a striking arboretum. The grounds provide a peaceful retreat, rich in character and history, with expansive green spaces and mature trees offering a truly picturesque environment.

The Brownings forms part of this beautifully restored landmark setting, offering a rare opportunity to acquire a home that seamlessly blends period elegance with contemporary convenience, an exceptional lifestyle choice within one of the area's most sought-after addresses.



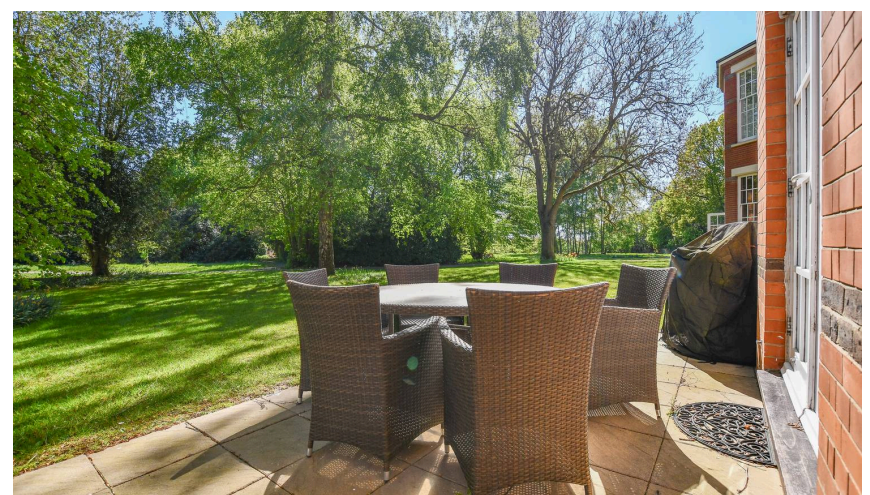
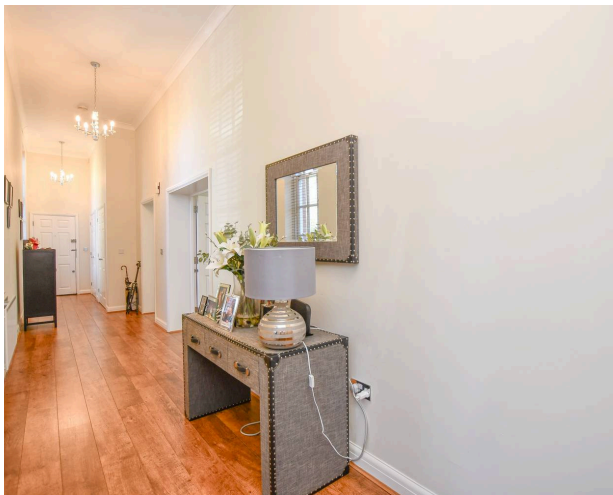


Flat 1, The Brownings, Beningfield Drive, AL2

- Stunning ground floor two-bedroom apartment
- Set within 50 acres of beautifully maintained communal grounds
- Situated in the sought-after Napsbury Park Development
- Spacious accommodation with high ceilings throughout
- Two en-suite bedrooms offering comfort and privacy
- Secure entry phone system
- Private patio area, ideal for outdoor living
- Two allocated parking spaces
- Resident's use of tennis courts

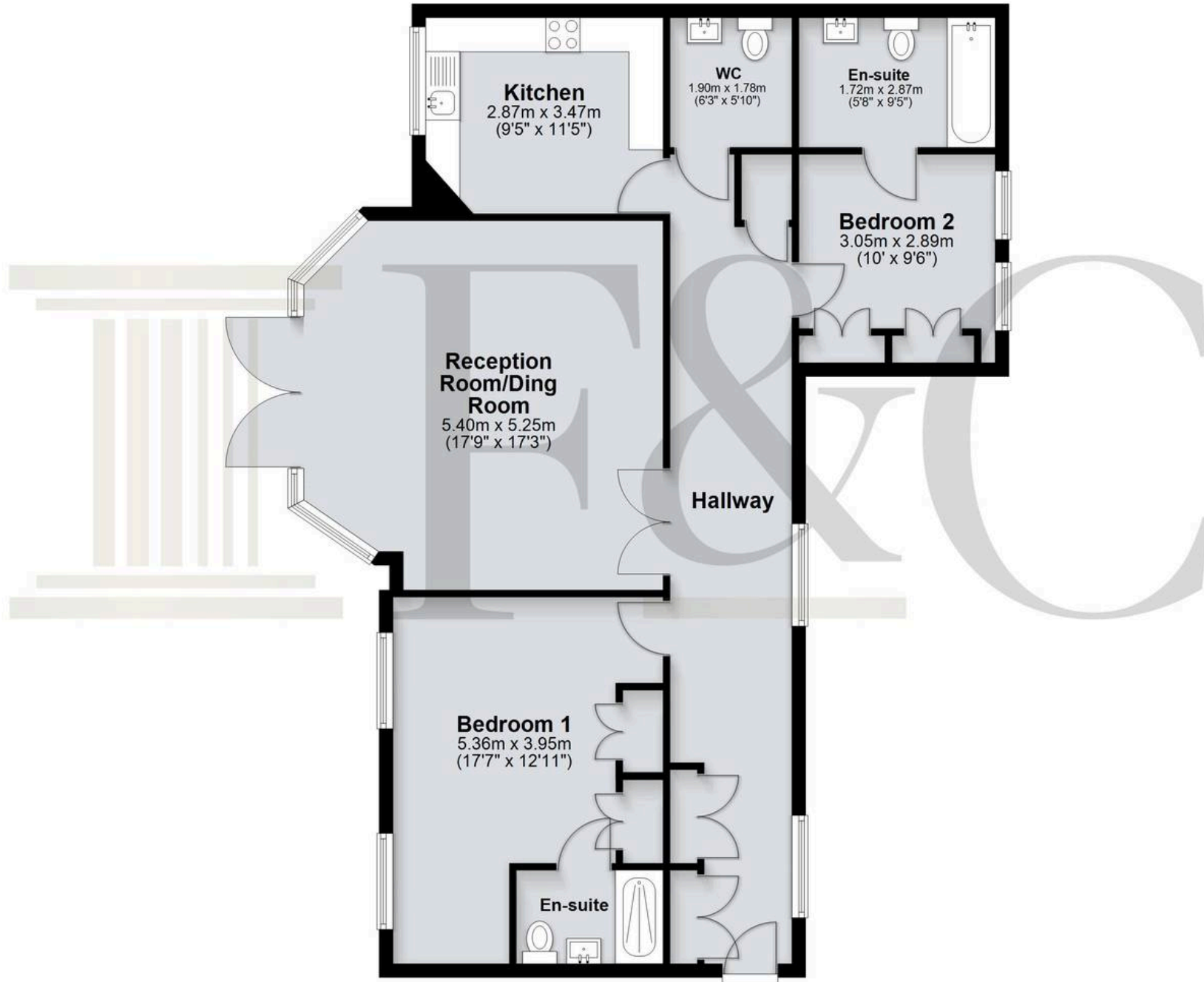






Ground Floor

Approx. 99.0 sq. metres (1065.9 sq. feet)



Total area: approx. 99.0 sq. metres (1065.9 sq. feet)



Fine & Country St Albans

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