



HEARTWOOD  
HOMES

# Goldring Court, Goldring Way, London Colney, St. Albans, AL2 1FR

£425,000

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Set within the stunning surroundings of Napsbury Park, this ground floor apartment offers a lovely mix of calm green space and everyday convenience. Imagine morning walks through beautiful parkland before heading into the city for coffee or a bit of shopping. You've got quick access to motorways, handy local shops and well regarded schools close by, plus St Albans city centre only a short drive away with its great mix of places to eat and relax.

The apartment itself feels warm and welcoming from the moment you arrive. There's a secure communal entrance and plenty of storage in the hallway to keep things neat and tidy. The open plan kitchen, dining and living space is a fantastic social hub, filled with natural light and opening directly onto a patio and the shared garden areas. It's perfect for easy evenings at home or hosting friends.

The main bedroom is a brilliant size with lots of built in storage, while the second bedroom is ideal for guests, working from home or a dressing room. There's also a stylish bathroom to complete the space.

Step outside and the lifestyle continues with resident parking and acres of landscaped grounds to explore right on your doorstep. Whether it's a peaceful weekend stroll, a morning run or a sunny picnic spot, you'll find plenty to enjoy all year round.



GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq ft (64.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate. These floorplans are for illustrative purposes only and should not be used for any planning or legal purposes. This plan is for illustrative purposes only, and should not be used as such by any prospective purchaser. The floor plan is to be used as a guide only. The floor plan is not to scale. ©2025. Made with MyHouse 0225



- Set within stunning Napsbury Park
- Beautiful Grade II listed parkland surroundings
- Ground floor with direct patio
- Open plan kitchen, dining and living space
- Two generous bedrooms with great storage
- Modern and stylish bathroom
- Residents parking
- Ideal for walks, runs and outdoor time
- Easy access to St Albans, shops, schools and transport
- EPC Grade B

### Energy Efficiency Rating

