



HEARTWOOD
HOMES

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

£425,000

🛏 2 🚿 1 🚿 1



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.

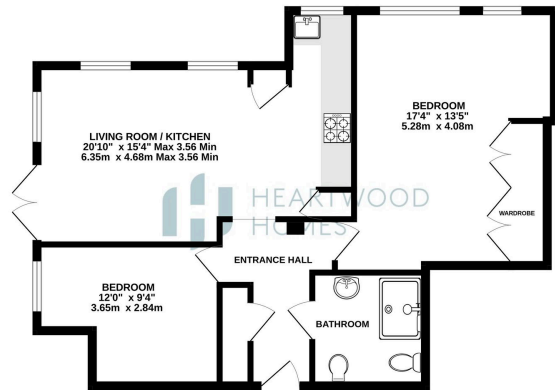
The apartment itself feels warm and welcoming from the moment you arrive. There's a secure communal entrance and plenty of storage in the hallway to keep things neat and tidy. The open plan kitchen, dining and living space is a fantastic social hub, filled with natural light and opening directly onto 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.
*All dimensions are based on the internal dimensions of the property. The dimensions of the property are not intended to be used for any purpose other than to provide a general indication of the size of the property. The dimensions of the property are not intended to be used for any purpose other than to provide a general indication of the size of the property. The dimensions of the property are not intended to be used for any purpose other than to provide a general indication of the size of the property.



- Set within stunning Napsbury Park
- Beautiful Grade II listed parkland surroundings
- Ground floor with direct patio access
- 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

