

Connells

Logan Court Beningfield Drive
London Colney St. Albans

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London Colney St. Albans AL2 1GD

for sale
£250,000







Property Description

Positioned on the first floor and extending to over 562 sq ft, this beautifully appointed one-bedroom home offers a far more generous layout than typically found, with a refined finish throughout. The welcoming entrance hall, complete with storage and a secure video entry system, sets the tone for what's to come.

At the heart of the home is a stunning living/dining space, filled with natural light and offering the perfect environment for both relaxing evenings and entertaining guests. The adjoining kitchen is sleek and contemporary, fitted with integrated appliances and finished to a high standard.

The bedroom is equally impressive-well-proportioned with fitted wardrobes, plus there is a separate modern bathroom which adds a further touch of luxury and practicality.

Residents of Napsbury Park enjoy access to beautifully landscaped communal grounds, including tennis courts, creating a peaceful, almost country-club feel. The property also benefits from the advantage of an allocated parking space, plus additional parking for visitors.

LEASE DETAILS:
Years remaining on lease - 978 years remaining.
Service charge - £1,550.26 every 6 months.
Ground rent - £200.00 per annum

Lounge/Dinner
16' 8" x 13' 8" (5.08m x 4.17m)

Kitchen
9' 3" x 6' 2" (2.82m x 1.88m)

Bedroom One
11' 5" x 9' 4" (3.48m x 2.84m)



















First Floor

Total floor area 52.2 m² (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317772

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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