



Great Leys Court, Napsbury Park, AL2



The Property

A superb, larger-than-average (1,240 sq ft) two double bedroom executive apartment. Part of a magnificent 1895–1905 conversion, this home retains a grand period essence with 12ft high ceilings and large sash windows. This first-floor residence is beautifully appointed and notably un-overlooked, offering luxury living and privacy.

The spacious accommodation includes an impressive entrance hall and a modern kitchen with granite worktops and built-in appliances.

There is a master bedroom with en suite shower room, a further double bedroom, and a bathroom.

The highlight is a superb reception room (35ft x17ft) overlooking 75 acres of private, mature parkland.

Location: Great Leys Court is set within the private grounds of Napsbury Park. It is a short drive from St Albans, Radlett, and the M1/M25

Offers in excess of £550,000

Leasehold





Key Features

- Magnificent 1,240sqft
- First-Floor Apartment.
- Grand Architecture
- Impressive 12ft high ceilings
- Superb (35ft x 17ft) Reception Room
- Master Bedroom With En Suite Shower Room
- 75 Acres Of Private Mature Parkland.
- Luxury Modern kitchen
- Dedicated Residents' Parking
- Excellent Motorway Links



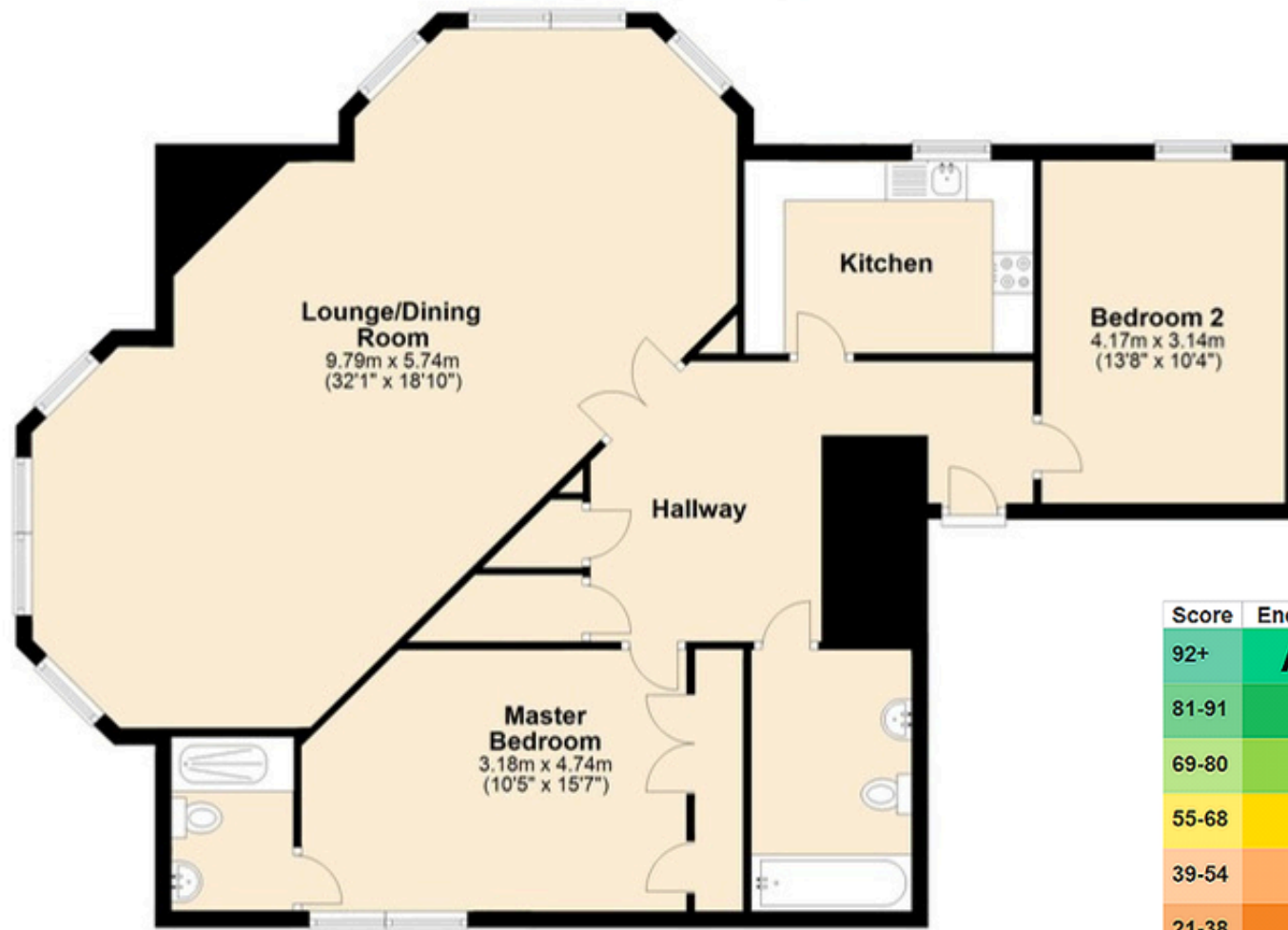






First Floor

Approx. 115.9 sq. metres (1247.6 sq. feet)



Lounge/Dining Room
9.79m x 5.74m
(32'1" x 18'10")

Kitchen

Bedroom 2
4.17m x 3.14m
(13'8" x 10'4")

Hallway

Master Bedroom
3.18m x 4.74m
(10'5" x 15'7")

Total area: approx. 115.9 sq. metres (1247.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Plan produced using PlanUp.

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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