



GOLDRING WAY, ST. ALBANS, HERTFORDSHIRE, AL2

£409,950 LEASEHOLD

A TWO BEDROOM, TWO BATHROOM GARDEN APARTMENT WITH ALLOCATED PARKING

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk



DESCRIPTION:

Located in the highly sought after and desirable Napsbury Park is this well presented two bedroom two bathroom purpose built Garden apartment with adjacent allocated parking.

Forming part of this Exclusive development of only twenty apartments which were constructed approx. 5 years ago, the property is sold with the benefit and peace of mind of BLP insurance which provides cover for the fabric of the building in the unlikely event that a structural issue should occur.

The apartment benefit from a ceiling height of 2.75, Oak Wood flooring, and has an energy performance rating of B helping to keep outgoings to a minimum

AT A GLANCE

- 2 Bedrooms
- Chain Free
- Two Bathrooms
- 766 Square Feet
- Epc Rating B
- Own Rear Garden
- Allocated Parking Space
- Gas Central Heating
- Blp Warranty





Winkworth



Winkworth



Winkworth

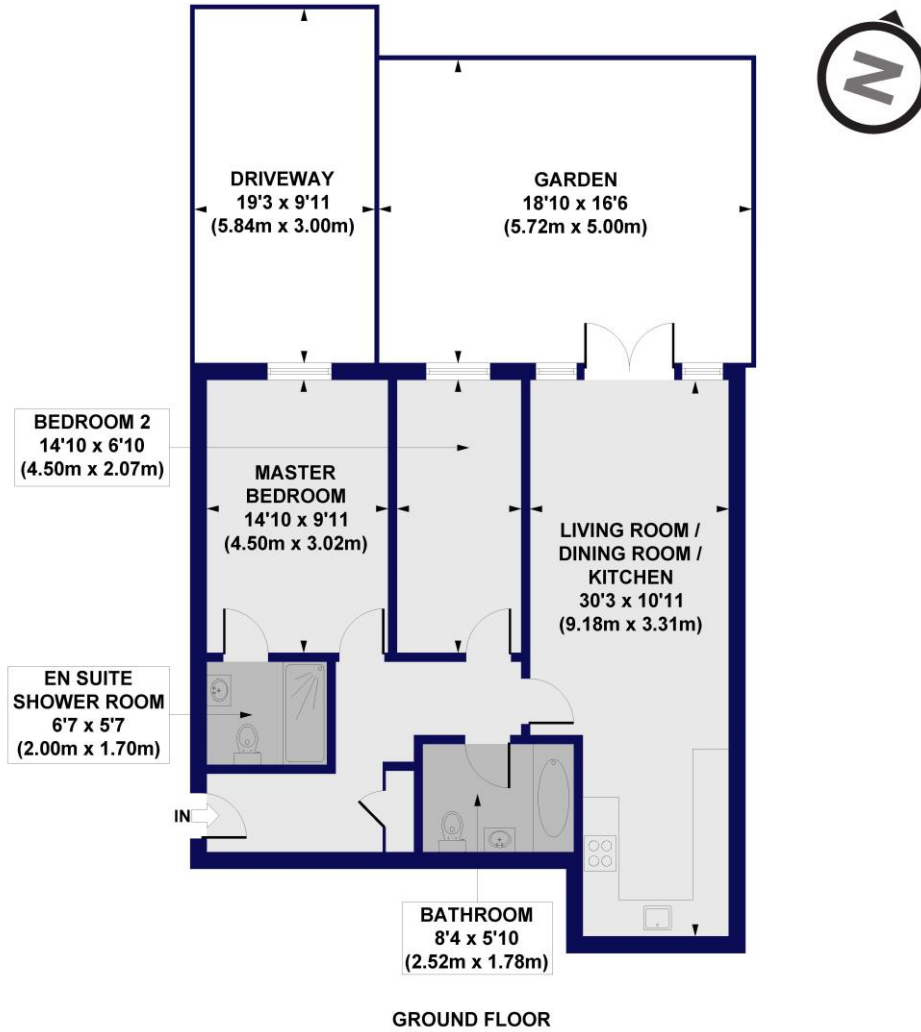


Winkworth



Winkworth

Goldring Court, Goldring Way, AL2
 Approx. Gross Internal Floor Area 766 sq. ft / 71.15 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.