



GOLDRING WAY, ST. ALBANS, HERTFORDSHIRE, AL2
£469,000 LEASEHOLD

A TWO BEDROOM TWO BATHROOM GROUND FLOOR FLAT WITH SOUTHERLY FACING TERRACE

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DESCRIPTION:

Located in the highly sought after and desirable Napsbury Park is this well presented two bedroom two bathroom ground floor purpose built apartment.

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 occurs.

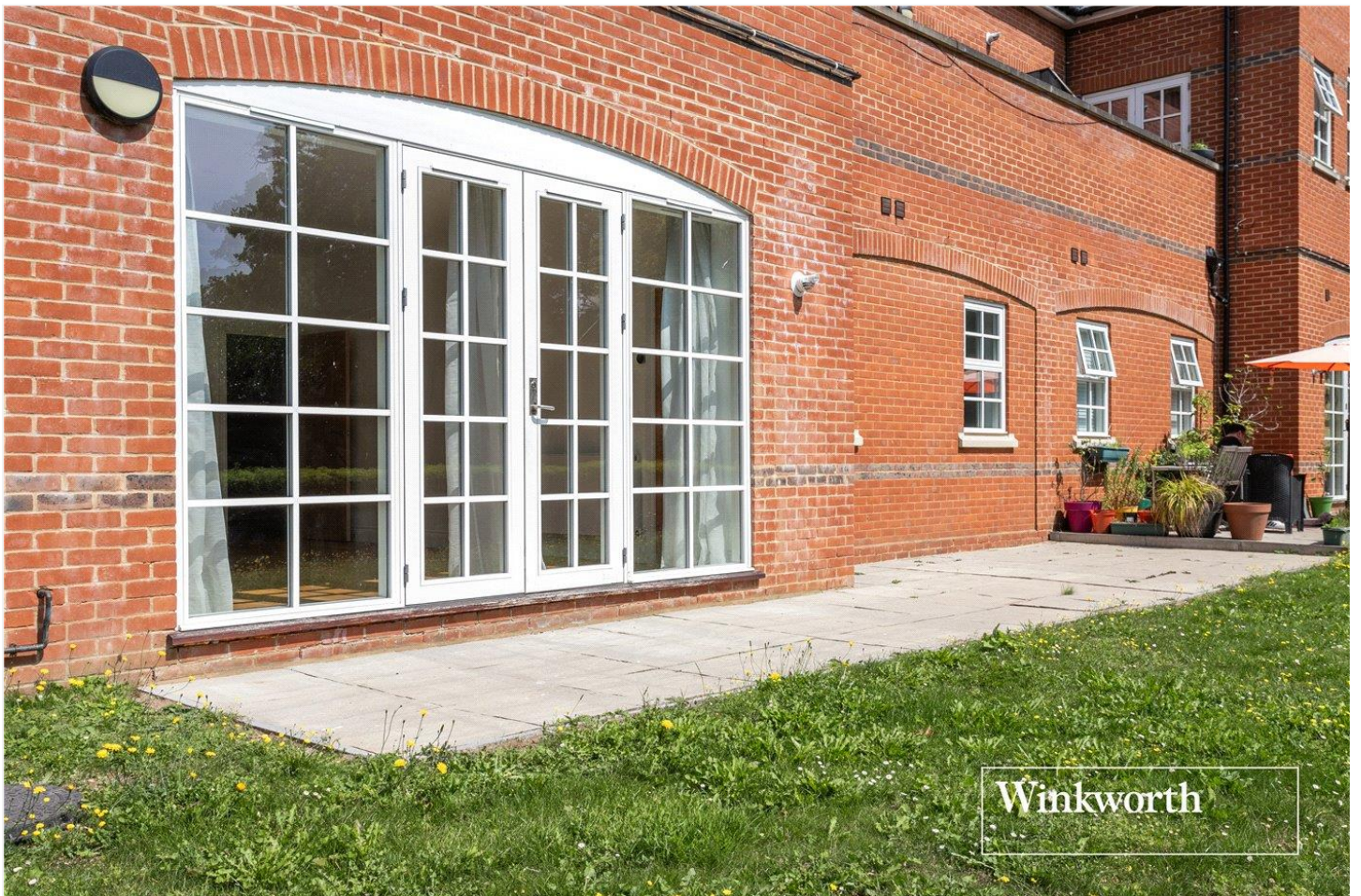
The accommodation totals in excess of 1000 square feet, the vast majority of which being southerly facing, and is complimented by its own paved terrace.

This bright and airy apartment benefit from a ceiling height of 2.75 meters, giving it a spacious feel, Oak wood flooring, a sizeable storage/utility cupboard measuring 2.4 x 1.4 meters and has an energy performance rating of B helping to keep outgoings to a minimum

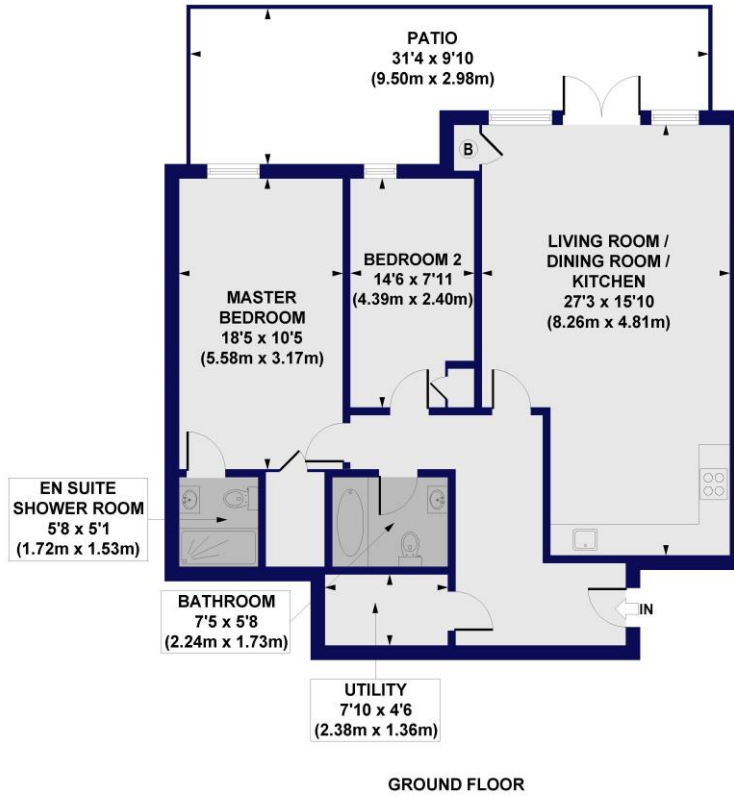
AT A GLANCE

- 2 Bedrooms
- Two Bathrooms
- 1006 Square Feet
- Southerly Facing Terrace
- Long Lease
- Chain Free
- 2.75 Metre High Ceilings
- Utility Cupboard 2.4m X 1.4m
- EPC Rating B





Goldring Court, Goldring Way, AL2
 Approx. Gross Internal Floor Area 1006 sq. ft / 93.44 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-)	A		
(81-91)	B	81	81
(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: E

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.