


 3 Bedrooms

 1 Bathroom

 1 Reception

 Communal

 Allocated Parking

 EPC Band D

Leasehold (975 years remaining)

Service Charge:  
£2,589.00 per annum

Ground Rent:  
£300.00 per annum

Council Tax Band:  
E £3,019.82 (2026/2027)

Local Authority:  
St Albans City & District Council



  
for life's great moves

Casson Court, Napsbury Park, London Colney, AL2 1GP  
Guide price of £515,000

A well-presented 3-bedroom maisonette in popular Napsbury Park, featuring a private patio and being sold with no onward chain.

### Description

Set within Napsbury Park's coveted development, this charming double-fronted duplex maisonette with its own entrance and private patio offers an excellent blend of space, privacy, and convenience for modern living. With high ceilings and sash windows, the property opens into a welcoming hallway leading to a spacious living room, ideal for relaxation and entertaining. The separate, well-organised kitchen features ample workspace and storage, with additional storage and a guest toilet on the ground floor. The upper level hosts three bedrooms, offering flexibility for families or home offices. The principal bedroom is spacious, accompanied by two more bedrooms and a Jack-and-Jill bathroom, all accessed from a central landing. Externally, enjoy direct access to a private patio and communal gardens, with two allocated parking spaces and visitor parking. With a lease over 900 years and no onward chain, this property is an excellent investment in peaceful Napsbury Park, combining tranquility with convenient amenities.

### Location

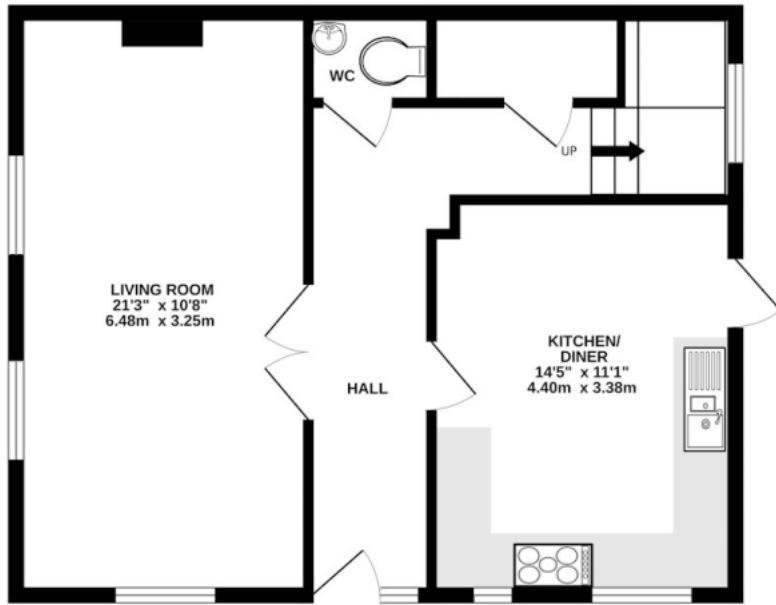
Napsbury Park is a modern development with luxury housing in a parkland setting, ideal for families. Features include a playground, nearby tennis courts, and excellent motorway links to renowned schools like Haberdashers and Aldenham.



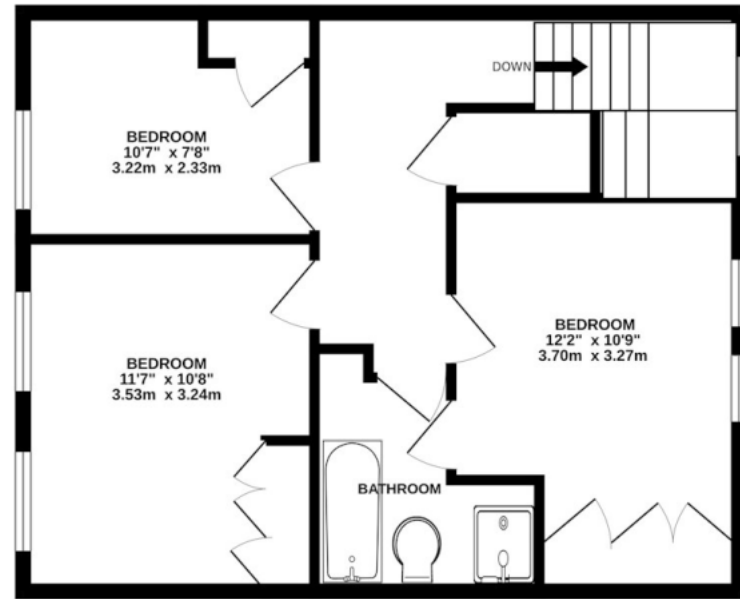
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.