 2 Bedrooms

 2 Bathrooms

 1 Reception

 Communal Garden

 Residents Parking

 EPC Band B

Leasehold (975 years remaining)

Service Charge:
£3,600.00 per annum

Ground Rent:
£250.00 per annum

Council Tax Band:
F £2,894.66 (2026/2027)

Local Authority:
St Albans District Council



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for life's great moves

Rush Leys Court, Beningfield Drive, St. Albans, AL2 1GN
Guide price of £650,000

A stunning two-bedroom apartment with balanced accommodation and allocated parking in a prime Napsbury Park location.

Description

Set within the prestigious Napsbury Park, this stunning apartment in Rush Leys Court offers a perfect blend of space, style, and character for modern living. The property features a magnificent living/dining room, a bright and expansive space ideal for entertaining and relaxation, with large windows inviting natural light. The generous kitchen offers ample worktop and storage space, making it both functional and sociable. The apartment includes two substantial double bedrooms, with the principal bedroom boasting generous proportions, fitted storage, and an en-suite. There's also a well-sized bedroom and a modern family bathroom, providing flexible accommodation. A spacious hallway and extra storage enhance practicality. Residents enjoy allocated parking and beautifully maintained communal grounds. The development is known for its attractive architecture and tranquil surroundings while being conveniently located for St Albans city centre, local amenities, and excellent transport links.

Location

Napsbury Park is a modern development offering luxury homes in a parkland setting, ideal for families. Enjoy a playground, nearby tennis courts, and convenient motorway access. Close to esteemed schools like Haberdashers and Aldenham.

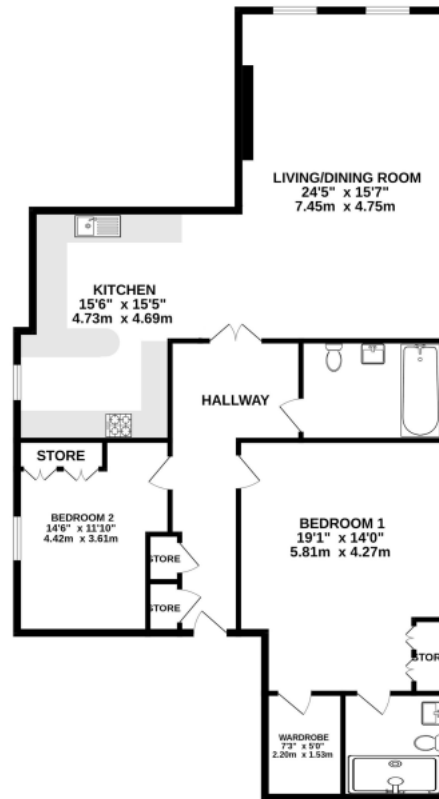
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1ST FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

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

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