





Located within the beautiful and **HIGHLY SOUGHT-AFTER NAPSURY PARK DEVELOPMENT**, this **BRIGHT AND SPACIOUS APARTMENT** is offered for sale on a **100% ownership basis**, presenting an excellent opportunity to enjoy stylish living in a **PRESTIGIOUS SETTING**. **BEAUTIFULLY PRESENTED THROUGHOUT**, the property offers well-balanced accommodation with an abundance of natural light, all surrounded by **ATTRACTIVE PARKLAND GROUNDS**.

**Guide Price: £370,000**

A spacious and well-balanced three-bedroom apartment offering bright and versatile accommodation throughout. The property features a generous living and dining room with direct access to a private balcony, creating an ideal space for both relaxing and entertaining, alongside a separate fitted kitchen. There are three well-proportioned bedrooms, including two particularly generous doubles, all served by a centrally positioned family bathroom. The thoughtful layout provides a practical flow throughout the apartment, complemented by useful built-in storage. Combining spacious living accommodation with a practical and well-designed layout, this wonderful apartment presents an excellent opportunity to purchase on either a shared ownership basis or with 100% ownership available.

Set within the picturesque surroundings of Napsbury Park, Lime Tree Court enjoys a peaceful and highly regarded setting surrounded by beautiful Grade II listed parkland. Offering a wonderful balance of tranquillity and convenience, the development is ideally positioned for easy access to motorway links, local amenities, and St Albans city centre with its excellent range of shops, restaurants, and leisure facilities.

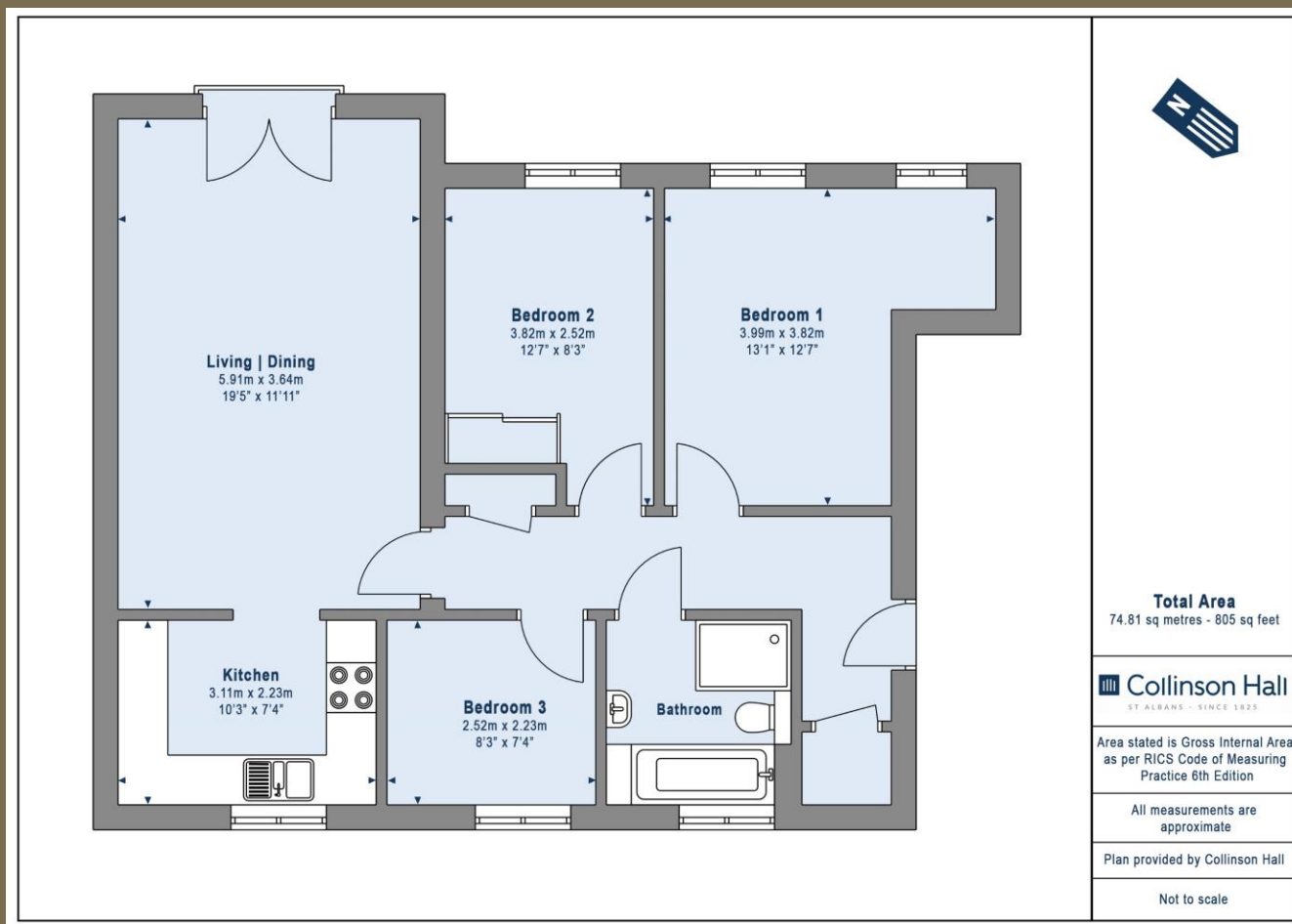
EPC Rating: C 77

Council Tax Band: B

Lease Information: 125 years from 24 June 2004 with 103 years remaining.







#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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