

# ENGEL JACOBS

## LONDON+HERTS



- Penthouse Apartment
- 2 Bedrooms
- 2 Shower Rooms
- Separate Living Room
- Large Kitchen/Diner
- Lift Access
- Allocated Parking
- Breathtaking Views



**Beningfield Drive**  
St. Albans

**£675,000**  
**Leasehold**

**Downstairs**  
**Entrance Hall**

Laminate flooring, spotlights, large understairs cupboard, large storage/utility cupboard.

**Living Room 14' 0" x 13' 10" (4.26m x 4.21m)**

Carpeted, fully fitted units, spotlights, radiator, double glazed windows with fitted shutters to rear aspect.

**Kitchen/Diner 22' 11" x 16' 7" (6.98m x 5.05m)**

Laminate flooring, fully fitted units both wall mounted and base, ample work surface area, Granite worktops, double basin with waste disposal, integrated Bosch dishwasher, integrated Bosch washer/dryer, integrated Fridge, integrated Bosch 1.5 oven, Bosch 4 ring ceramic hob, spotlights, radiator, double glazed windows with fitted shutters to rear aspect.

**Shower Room 7' 5" x 5' 6" (2.26m x 1.68m)**

Tiled floor, fully tiled walls, low level WC, fitted wash basin with mixer tap and storage beneath, large walk in shower cubicle with overhead rain shower and handheld shower, spotlights, heated towel rail.

**Upstairs**

**Bedroom 1 22' 6" x 14' 11" (6.85m x 4.54m)**

Carpeted, fully fitted wardrobes, fitted dressing table and units, spotlights, radiator, Velux electric skylight and electric blinds.

**Bedroom 2 19' 7" x 14' 4" (5.96m x 4.37m)**

Carpeted, fully fitted wardrobes, fitted units, spotlights, radiator, Velux electric skylight and electric blinds.

**Hallway**

Fitted cupboards, carpeted, spotlights, radiator.

**Shower Room 7' 2" x 5' 7" (2.18m x 1.70m)**

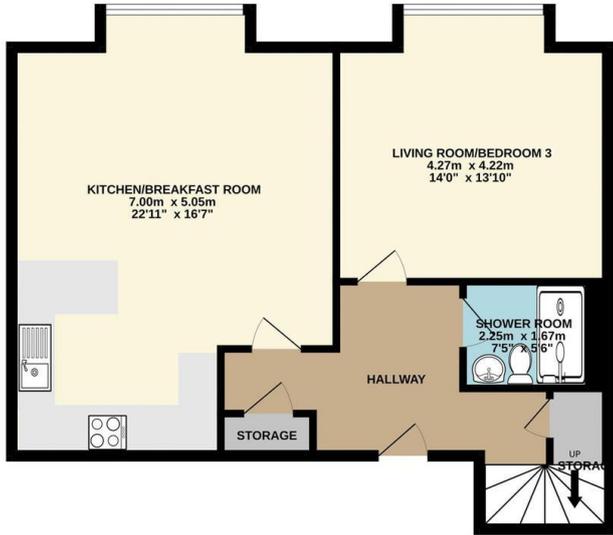
Tiled floor, fully tiled walls, low level WC, large walk-in shower cubicle with overhead rain shower and handheld shower, fitted wash basin with mixer tap and storage beneath, mirrored wall mounted cabinet, spotlights, heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

THIRD FLOOR  
64.0 sq.m. (689 sq.ft.) approx.

FOURTH FLOOR  
69.9 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA : 141.9 sq.m. (1527 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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