



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Nell Gwynn Close, Porters Park, Shenley, Herts, WD7**



BRAND NEW LEASE UPON COMPLETION,  
this is a RARE, raised ground floor one bedroom apartment set within Porters Park.  
Located within easy access to all local parks, shops and motorway links.  
Offered CHAIN FREE!!

- Lounge/Diner
- Kitchen
- Raised Ground Floor
- Communal Gardens
- Own Parking
- Chain Free

**£275,000 Leasehold**

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**Accommodation Comprises**

**Communal Entrance Hall**

**Entrance Door Leading to:**

**Entrance Hall**

**Lounge/Diner 14'7" x 13'4" (4.45m x 4.06m)(Max Points)**

**Kitchen 11'0" x 6'5" (3.35m x 1.96m)**

**Bedroom 10'6" x 10'1" (3.20m x 3.07m)(Exc Wardrobes)**

**Bathroom**

**Communal Gardens**

**Own Parking**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.