



**OLIVER
& AKERS**

Estate Agency with a personal touch!



Napsbury Park, St Albans, Herts, AL2



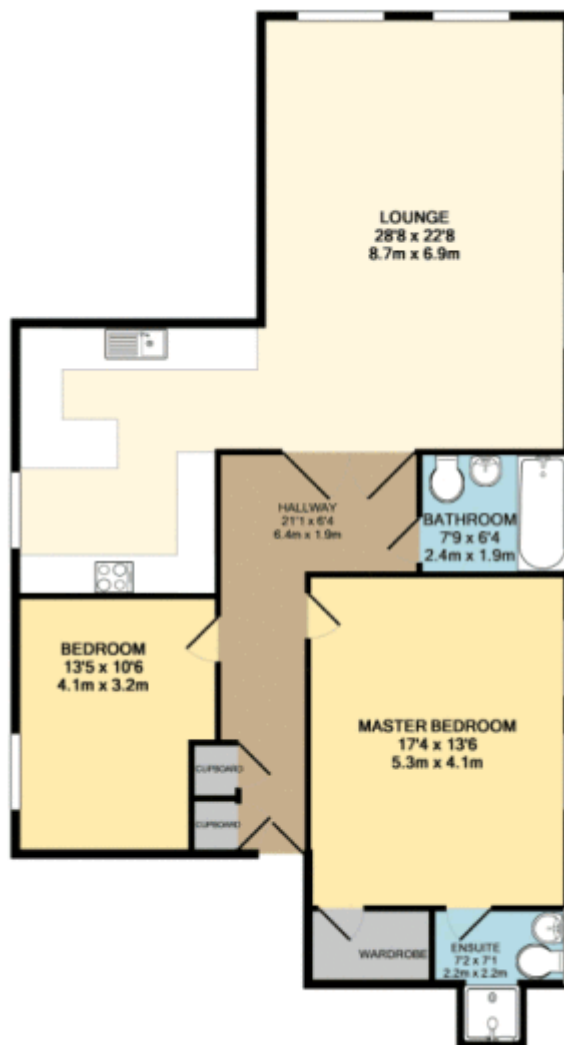
A TWO DOUBLE BEDROOM apartment on the EXCLUSIVE, Napsbury Park development with OVER 1,300 sq ft. This STUNNING property is kept in SHOW HOME condition throughout and has been recently refurbished. With HIGH ceilings and security entry phone system, this property is a MUST SEE!

- Lounge
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom & En-Suite
- High Ceilings
- Napsbury Park
- STUNNING Condition
- Off Street Parking x 2

Fixed Price £525,000 Leasehold

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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	
74	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
72	74
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. it is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.