



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Parkway Court, St Albans, Herts, AL1**



This spacious **THREE BEDROOM** staggered terraced home is situated a short stroll from the Samuel Ryder Academy and with St Albans City Station approximately a mile away, this home also benefits from excellent road and bus links. **AVAILABLE NOW** for a **LONG TERM LET!**

- **Three Bedrooms**
- **Lounge/ Diner**
- **Kitchen/ Breakfast Room**
- **Enclosed Rear Garden**
- **Close to Schools**
- **1.1 Mile to Station**
- **Long Term Let**
- **Available Now!**

**£1,600 per month**

# Parkway Court, St Albans, Herts, AL1

## Accommodation Comprises

Entrance Porch

Lounge/Diner 20'1" x 13'0" (6.12m x 3.96m)

Kitchen/Breakfast Room 13'0" x 8'1" (3.96m x 2.46m)

Stairs to First Floor

Bedroom One 13'1" x 8'1" (3.99m x 2.46m)

Bedroom Two 12'1" x 7'0" (3.68m x 2.13m)

Bedroom Three 9'0" x 6'0" (2.74m x 1.83m)

Bathroom

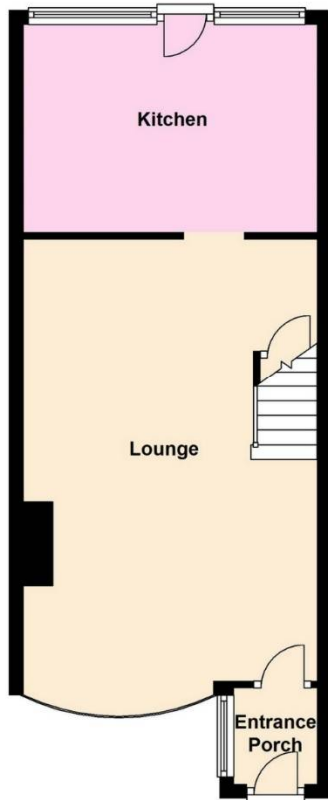
Exterior

Rear Garden

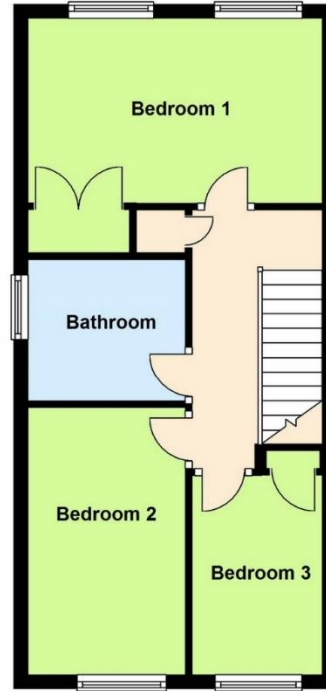
Front Garden



## Ground Floor



## First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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>66</b>	<b>87</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>62</b>	<b>86</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.