



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Beningfield Drive, Napsbury Park, St Albans, Herts, AL2



Located on the 'EXCLUSIVE' Napsbury Park development is this LARGE one bedroom, first floor apartment, in excess of 780sq ft!! Shown in good condition throughout and with a 19ft entrance/study area!! Ideally situated giving easy access to all local amenities and transport links.

- 19ft Entrance/Study Area
- 12ft High Ceilings
- First Floor
- In Excess of 780 Sq ft
- Bathroom & Guest WC
- Stunning Grounds
- Allocated Parking
- Large Lounge/Diner

£349,950 Leasehold

Beningfield Drive, Napsbury Park, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance

Entrance/Study Area **19'8" x 6'6" (5.99m x 1.98m)**

Guest WC

Lounge/Diner **21'3" x 13'5" (6.48m x 4.09m)**

Kitchen **14'4" x 7'8" (4.37m x 2.34m)**

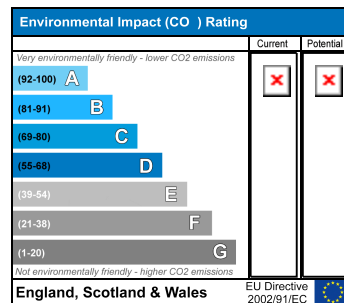
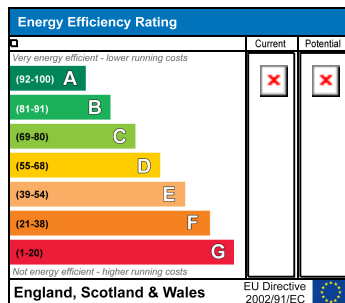
Bedroom **14'4" x 10'3" (4.37m x 3.12m)**

En-Suite Bathroom

Communal Gardens

Allocated Parking





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.