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Estate Agency with a personal touch!

Lime Tree Court, Napsbury Park, St Albans, Herts, AL2



An exciting opportunity to purchase a 50% SHARE ! Situated in the popular NAPSURY PARK, this THREE BEDROOM apartment is WELL PRESENTED THROUGHOUT. Located on the TOP FLOOR this property also benefits from ATTIC STORAGE. With excellent road connections this property MUST BE VIEWED!

- **50% Share**
- **Three Bedrooms**
- **Large Lounger/Diner**
- **Juliet Balcony**
- **Top Floor**
- **Residents Parking**
- **Popular Location**
- **Must Be Viewed!**

Shared Ownership £170,000 Leasehold

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Accommodation Comprises

Security entry phone system with front door into

Entrance Lobby

Communal entrance lobby, mail boxes, staircase to the-

Entrance Hall

Coved ceiling, built-in airing cupboard housing the Megafluo hot water cylinder, central heating thermostat, built-in storage cupboard with the fuse box, entry phone, doors to-

Lounge/Diner 19'3" x 12'0" (5.87m x 3.66m)

Double glazed French doors with a Juliet balcony overlooking the attractive communal gardens to the front, t.v. and telephone points (including Broadband and satellite connection), 3 radiators, security entry phone, coved ceiling, open access into the-

Kitchen 10'0" x 7'9" (3.05m x 2.36m)

Double glazed window to the rear overlooking open farmland, range of modern base and wall cupboards with stainless steel handles, drawers and worktops, built-in 4-ring gas hob with electric oven below and stainless steel extractor canopy over, plumbing for a washing machine and space for a tall fridge/freezer, stainless steel single drainer sink unit with mixer taps, double radiator, part tiled walls, base cupboard housing the Potterton Suprima gas central heating boiler with programmer control, vinyl floor covering

Bedroom One 12'7" x 9'9" (3.84m x 2.97m)

Two double glazed windows to the front, double radiator, t.v. and telephone points, built-in double wardrobe, coved ceiling, hatch into the LARGE FULLY BOARDED LOFT with electric light.

Bedroom Two 12'5" x 8'0" (3.78m x 2.44m)

Double glazed window to the front, radiator, coved ceiling.

Bedroom Three 8'3" x 7'2" (2.51m x 2.18m)

Double glazed window to the rear overlooking open farmland, radiator, coved ceiling.

Family Bathroom

White suite comprising panelled bath with Mira shower over and glazed folding screen, pedestal wash basin, low flush w/c, radiator, light/shaver socket, attractive part tiled walls, fully tiled in the shower area, extractor fan, frosted double glazed rear window, vinyl floor covering.

Exterior

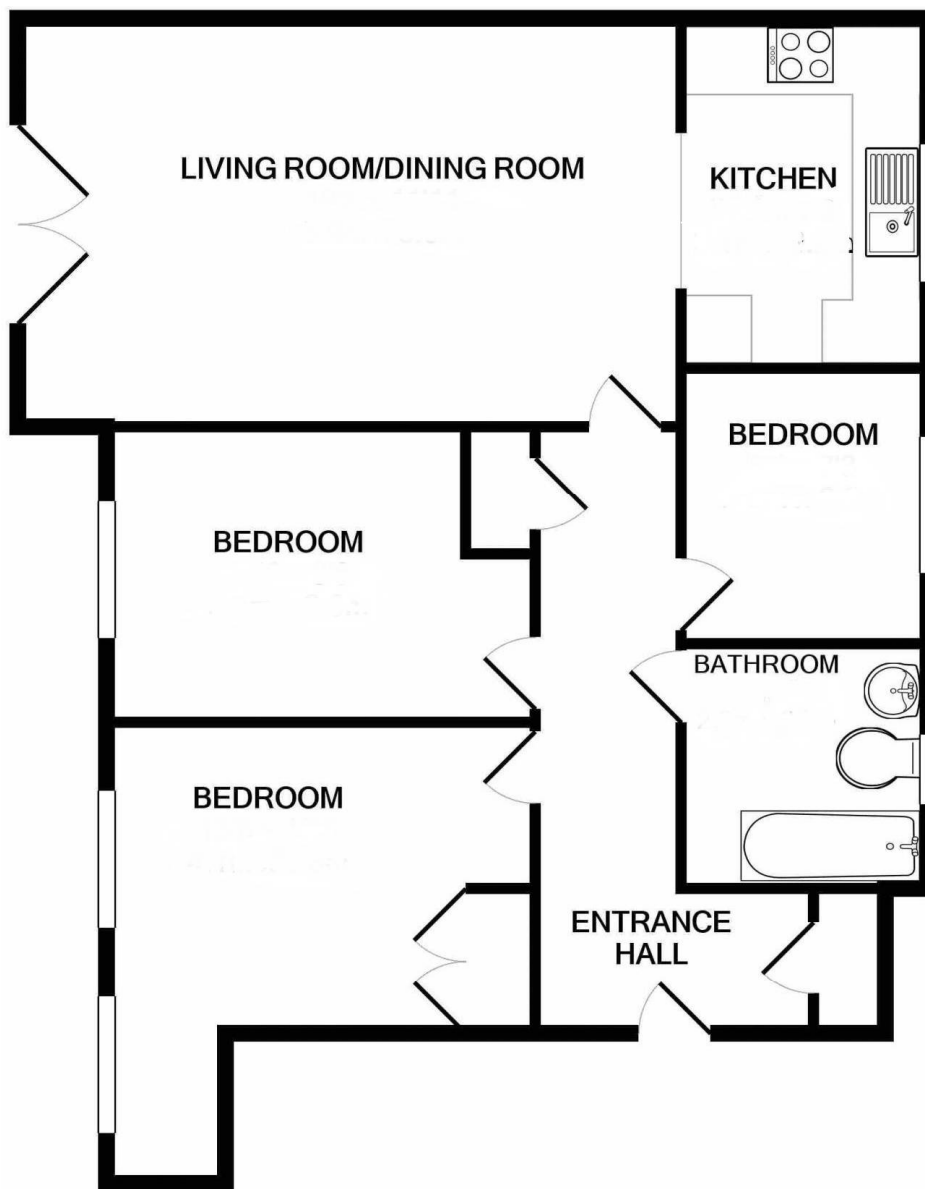
Communal Grounds

Attractive lawned communal gardens.

Parking

Ample residents and visitors car parking spaces.

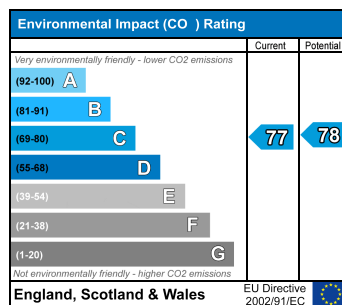
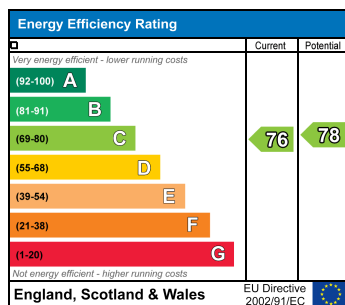




TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.