



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



Situated in the highly sought after Napsbury Park, this **THREE BEDROOM PROPERTY** is well presented throughout and available from **END JANUARY** for a **LONG TERM LET**.

Napsbury Park is a stunning location with great motorway links and a short drive from St Albans City Station.

- **Three Bedrooms**
- **Two Receptions**
- **En-Suite to Master**
- **Private Garden**
- **Parking**
- **Great Location!**
- **Available End January**
- **Long Term Let**

£2,000 per month

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

Accommodation Comprises

Entrance Hall

Guest WC

Lounge 16'10" x 11'0" (5.13m x 3.35m)

Kitchen / Breakfast Room 16'11" x 10'3" (5.16m x 3.12m)

Stairs to First Floor 16'11" x 10'3" (5.16m x 3.12m)

First Floor Landing

Bedroom One 13'8" x 10'10" (4.17m x 3.30m)

En-Suite

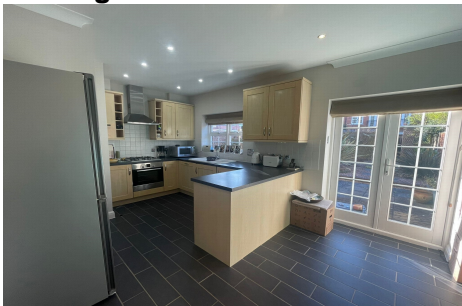
Bedroom Two 10'10" x 10'4" (3.30m x 3.15m)

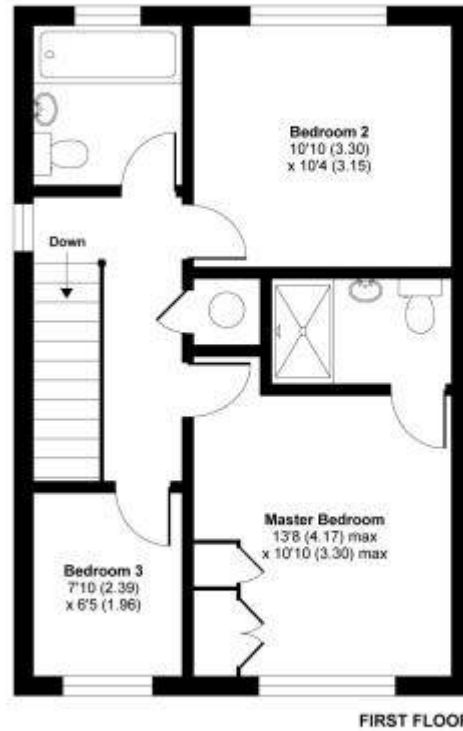
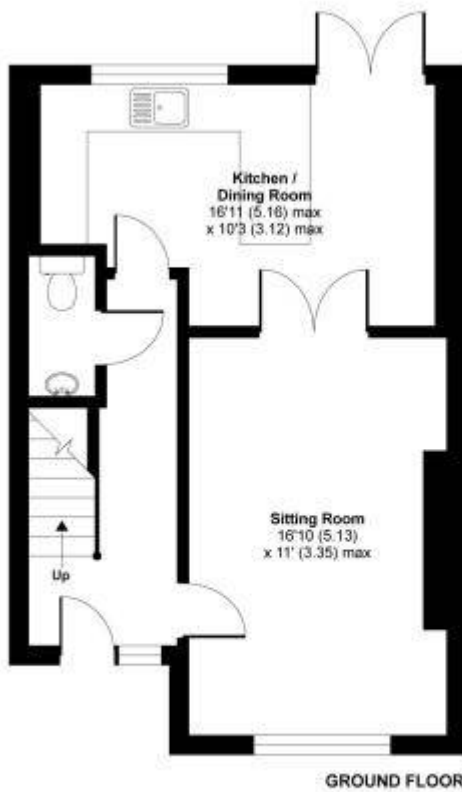
Bedroom Three 7'10" x 6'5" (2.39m x 1.96m)

Family Bathroom

Garden

Parking





For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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			
England, Scotland & Wales		72	87
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			
England, Scotland & Wales		73	75
EU Directive 2002/91/EC			

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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.