



OLIVER

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Estate Agency with a personal touch!

Goldring Way, Napsbury Park, St Albans, Herts



This TWO BEDROOM APARTMENT is WELL PRESENTED THROUGHOUT and benefits from LEAFY GREEN VIEWS FROM ALL SIDES. Situated on the FIRST FLOOR of the highly regarded CASSON COURT in POPULAR NAPSURY PARK this DELIGHTFUL PROPERTY is available CHAIN FREE!

- First Floor Flat
- Two Bedrooms
- Jack and Jill Bathroom
- Open Plan Lounge/ Kitchen
- Well Presented Throughout
- Great Location
- Good Lease
- Chain Free!

£355,500 - Leasehold

Goldring Way, Napsbury Park, St Albans, Herts

Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Open Plan Living Accommodation 18'1" x 12'0" (5.51m x 3.66m)

Kitchen Area

Lounge Area

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

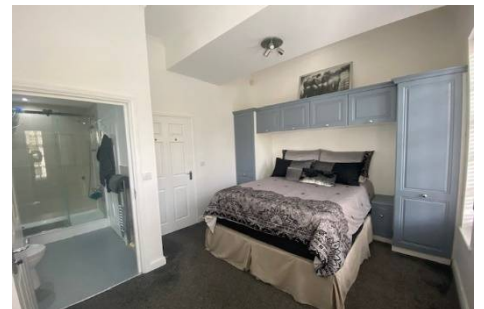
Bedroom Two 11'2" x 8'9" (3.40m x 2.67m)

Jack and Jill Bathroom

Exterior

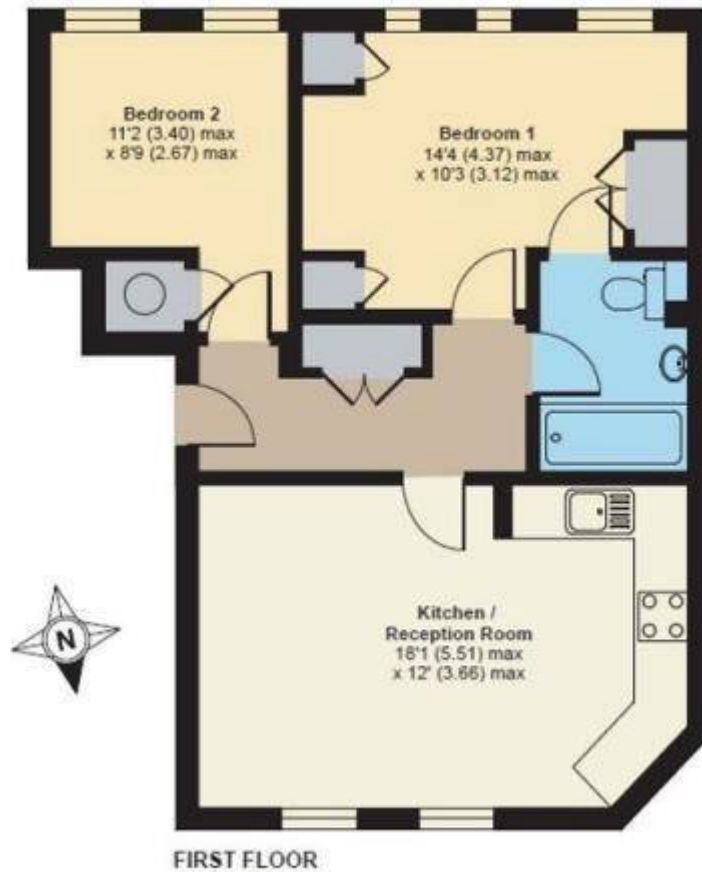
Car Parking

Allocated Residents Parking



Goldring Way, London Colney, St. Albans, AL2

APPROX. GROSS INTERNAL FLOOR AREA 574 SQ FT 53.3 SQ METRES



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.