



OLIVER

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Estate Agency with a personal touch!

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



A BEAUTIFUL, Two bedroom TWO BATHROOM, GROUND FLOOR apartment set with OWN PATIO DOORS leading to the LUXURY GROUNDS of NAPSURY PARK. This property is shown in very good condition throughout and benefits from HIGH CEILINGS and sash windows. Ideally located within easy access of shops, schools and motorway links.

- **Ground Floor**
- **Two Bedrooms**
- **Two Bathrooms**
- **Large Lounge/Diner**
- **Kitchen**
- **Own Patio**
- **Allocated Parking**
- **Offered CHAIN FREE!!**

£539,950 Leasehold

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

Accommodation Comprises

Entrance Hall

Lounge/Diner **20'2" x 9'5" (6.15m x 2.87m)(Exc Bay)**

Kitchen **13'7" x 5'5" (4.14m x 1.65m)**

Bedroom One **16'2" x 9'5" (4.93m x 2.87m)**

En-Suite Shower Room

Bedroom Two **15'1" x 9'5" (4.60m x 2.87m)**

Bathroom

Exterior

Allocated Parking

Communal Gardens and Grounds





Total floor area 90.4 sq.m. (973 sq.ft.) approx

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		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

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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.