



# OLIVER

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*Estate Agency with a personal touch!*

## Drakes Drive, St Albans, Herts, AL1



RECENTLY REFURBISHED throughout, this TWO BEDROOM park home is IDEALLY SITUATED for local shops and with GREAT BUS AND ROAD LINKS. Boasting OFF STREET PARKING FOR 2-3 CARS and with GENEROUS VISITOR PARKING, this property is situated on a POPULAR DEVELOPMENT with NO MINIMUM AGE REQUIREMENT. This home is OFFERED CHAIN FREE.

- **Park Home**
- **Two Bedrooms**
- **New Bathroom**
- **Fitted Kitchen**
- **Large Garden**
- **Off Street Parking**
- **Great Location**
- **Chain Free!**

**£185,000**

# Drakes Drive, St Albans, Herts, AL1

## Accommodation Comprises

### Entrance Hall

**Kitchen 9'9" x 9'3" (2.97m x 2.82m)**

**Lounge 10'6" x 9'9" (3.20m x 2.97m)**

**Bathroom 5'5" x 5'1" (1.65m x 1.55m)**

**Bedroom One 9'8" x 7'0" (2.95m x 2.13m)**

**Bedroom Two 8'8" x 7'1" (2.64m x 2.16m)**

### Exterior

#### Rear Garden

Generous rear garden.


#### Parking


Parking directly in front of the property for 2-3 cars. There is also a resident's car park offering ample visitor parking.

#### Ground Rent

A ground rent is payable to St Albans Council - this includes a payment for water.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92-100) <b>A</b>   |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |  |

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**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.
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