



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!**

£175,000 Leasehold

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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 residents 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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.