



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Woodvale Park, Sutton Road, St Albans, Herts, AL1



IDEALLY SITUATED FOR LOCAL SHOPS, SUPERMARKET and TRANSPORT LINKS,
this TWO BEDROOM/ TWO BATHROOM PARK HOME offers
EXCEPTIONALLY SPACIOUS ACCOMMODATION THROUGHOUT.
This LOVELY HOME is available to RESIDENTS OVER 50 YEARS OF AGE
and is OFFERED CHAIN FREE.

- **Park Home**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Three Receptions**
- **Private Garden**
- **Close to Shops**
- **Great Transport Links**
- **Chain Free**

£299,950 Leasehold

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Accommodation Comprises

Reception Two 10'2" x 9'0" (3.10m x 2.74m)

Inner Hallway

Dining Room 15'5" x 6'5" (4.70m x 1.96m)

Kitchen 8'8" x 7'0" (2.64m x 2.13m)

Lounge 13'8" x 12'0" (4.17m x 3.66m)

Bedroom One 15'3" x 10'2" (4.65m x 3.10m)

En-Suite Shower Room

Bedroom Two

Shower Room

Exterior

Wrap around garden incorporating two patio areas.

Parking

Residents Parking



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

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.