



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Napier Close, London Colney, St Albans, Herts, AL2



RECENTLY REFURBISHED throughout, this two bedroom property benefits from a private garden and allocated parking space. Ideally located for local shops, schools and amenities, this property is AVAILABLE NOW for a LONG TERM LET!

- Two Double Bedrooms
- Refurbished Throughout
- Lounge/Diner
- Modern Kitchen
- Private Garden
- Allocated Parking
- Available NOW!
- Long Term Let

**£1,500 per month**

# Napier Close, London Colney, St Albans, Herts, AL2

Accommodaton Comprises

Entrance Hall

Kitchen 10'0" x 6'9" (3.05m x 2.06m)

Guest WC

Lounge/ Diner 13'9" x 13'2" (4.19m x 4.01m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'3" x 9'3" (3.43m x 2.82m)

Bedroom Two 13'10" x 10'7" (4.22m x 3.23m)

Wet Room

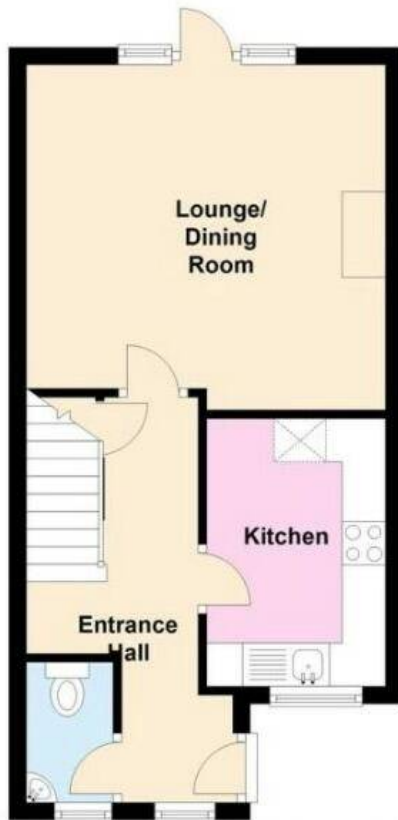
Exterior

Rear Garden

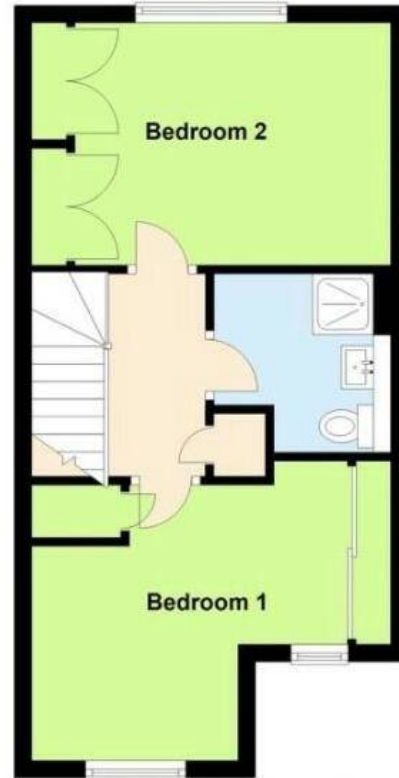
Parking



## Ground Floor



## First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	64
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.