



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Goldring Way, Napsbury Park, St Albans, Herts, AL2



Located on the PRESTIGIOUS, Napsbury Park is this TWO BEDROOM, GROUND FLOOR apartment with direct access to gardens. Set behind gates with very easy access of local shops, parks and motorway links. CHAIN FREE

- Two Bedrooms
- Two Bathrooms
- Large Lounge
- Kitchen
- High Ceilings
- Ground Floor
- Own Parking
- CHAIN FREE

£525,000 Leasehold

Goldring Way, Napsbury Park, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance Hall

Entrand Hall

Lounge/Diner 23'3" x 20'8" (7.09m x 6.30m)

Kitchen 11'9" x 9'2" (3.58m x 2.79m)

Master Bedroom 15'5" x 14'9" (4.70m x 4.50m)

Dressing Area 7'8" x 3'0" (2.34m x 0.91m)
(excluding wardrobes)

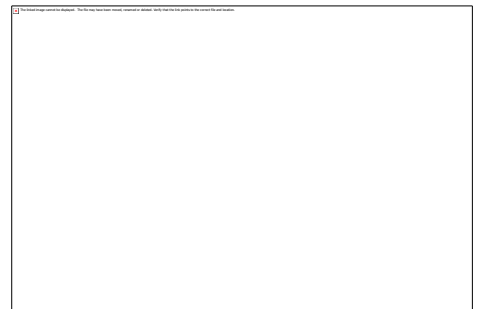
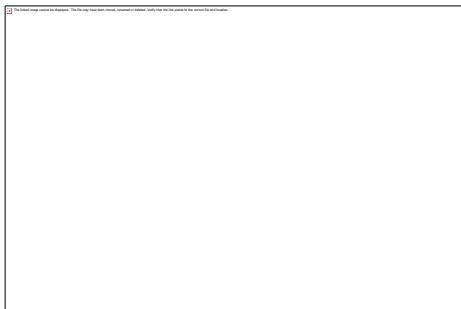
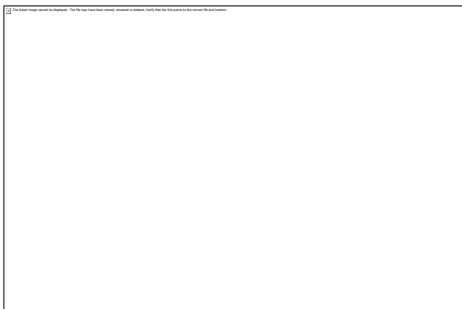
En-Suite Shower Room

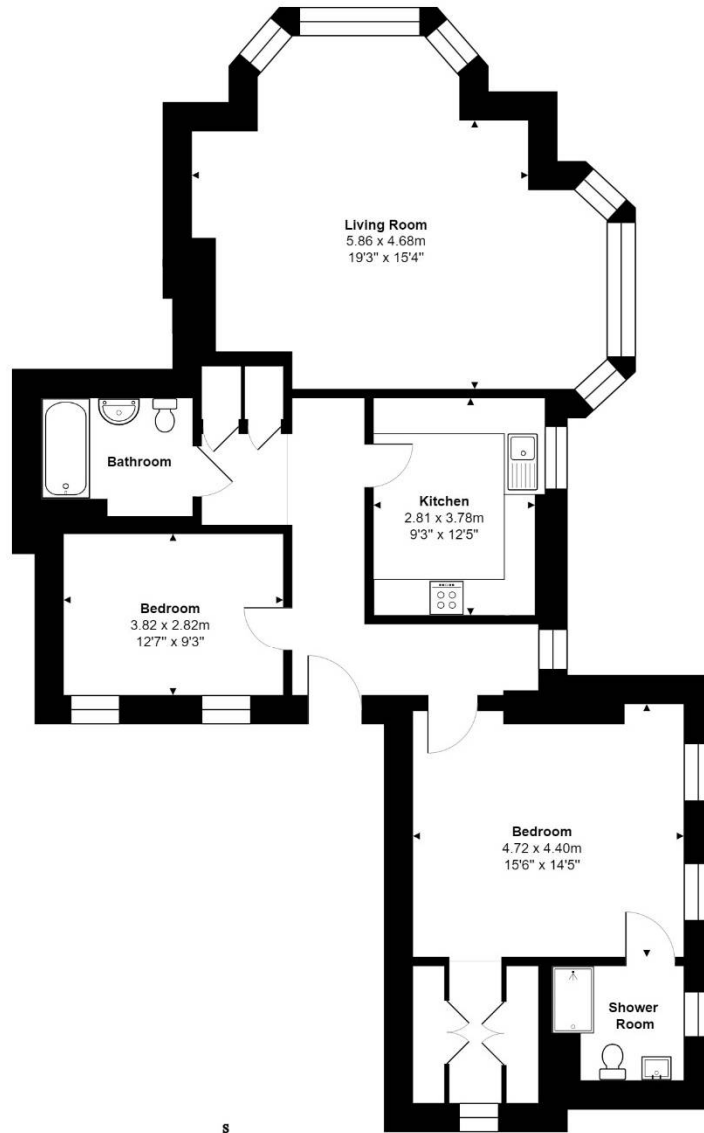
Bedroom Two 12'5" x 9'3" (3.78m x 2.82m)

Exterior

Communal Gardens

Allocated Parking





Flat 7 Academy Court Goldring Way London Colney ST. ALBANS

Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only

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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.