



OLIVER

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Estate Agency with a personal touch!

Lime Tree Court, Napsbury Park, St Albans, Herts, AL2



Situated on the beautiful Napsbury Park, is this THREE BEDROOM GROUND FLOOR APARTMENT. This lovely home is WELL PRESENTED THROUGHOUT and offers SPACIOUS LIVING ACCOMMODATION. With plenty of residents car parking available this property benefits from GREAT ROAD LINKS and has easy access to train stations.

- Well Presented Throughout
- Ground Floor Flat
- Three Bedrooms
- Large Lounge/Diner
- Residents Parking
- Communal Garden
- Great Road Links
- Set in Beautiful Grounds

£360,000 Leasehold

Lime Tree Court, Napsbury Park, St Albans, Herts, AL2

Accommodation Comprises

Entrance Lobby

Entrance Hall

Open Plan Living

Kitchen Area 10'0" x 7'4" (3.05m x 2.24m)

Lounge/ Diner 19'3" x 11'9" (5.87m x 3.58m)

Bedroom One 12'8" x 9'2" (3.86m x 2.79m)

Bedroom Two 12'8" x 8'3" (3.86m x 2.51m)

Bedroom Three 8'2" x 7'1" (2.49m x 2.16m)

Bathroom 7'1" x 7'1" (2.16m x 2.16m)

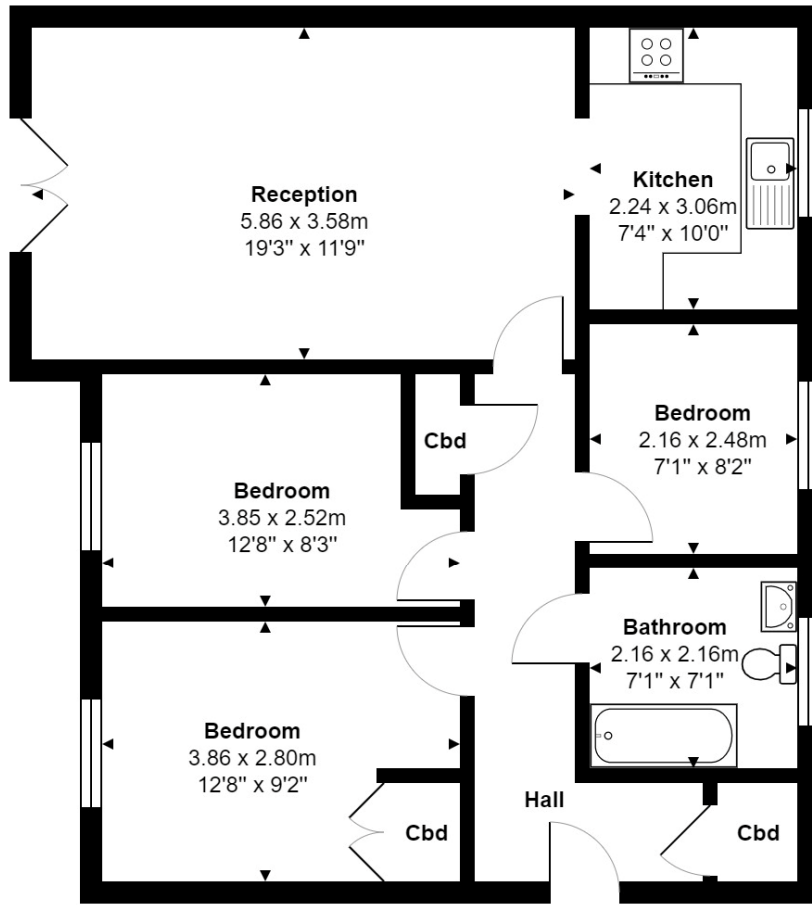
Exterior

Residents Parking

Communal Garden

Leasehold Information





Total Area: 69.4 m² ... 747 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		76	78
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

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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.