



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Beningfield Drive, Napsbury Park, St Albans, Herts, AL2



This one bedroom, second floor apartment offers MODERN LIVING ACCOMODATION surrounded by ACRES OF ARBORETUM. Benefitting from a LONG LEASE and with ALLOCATED PARKING, this lovely home offers a RURAL FEELING, yet with GREAT ROAD and TRANSPORT LINKS!

- **Second Floor Apartment**
- **Double Bedroom**
- **Modern Open Plan Living**
- **Generous Bathroom**
- **Lift To All Floors**
- **Surrounded By Green Space**
- **Great Road Links**
- **Long Lease**

£300,000 Leasehold

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Accommodation Comprises

Secure video entry-phone system

Entrance Lobby

Lift and stairs to all floors

Entrance Hall

Open Plan Living Area 26'11" x 10'0" (8.20m x 3.05m)

Bedroom

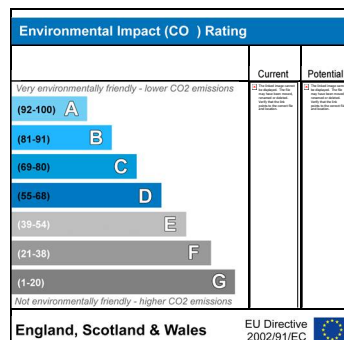
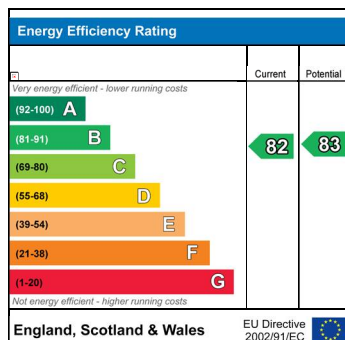
Bathroom 6'10" x 5'6" (2.08m x 1.68m)

Exterior

Allocated Parking

Lease Information 19'9" x 10'8" (6.02m x 3.25m)





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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.