



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



A bright, one bedroom, **GROUND FLOOR** apartment with **OWN PARKING** behind gated driveway. Located in this **PRIVATE** location on the **VERY POPULAR**, exclusive **NAPSBURY PARK**, surrounded by **BEAUTIFUL** parkland walks and yet within easy access of all local amenities. Offered **CHAIN FREE!**

- One Double Bedroom
- Ground Floor
- Bathroom
- Open/Plan Lounge/Kitchen
- Gated Parking
- Offered Chain Free
- Utility Cupboard
- Parkland Setting

£300,000 Leasehold

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Accommodation Comprises

Entrance Hall

Open Plan Lounge/Kitchen **16'0" x 14'8" (4.88m x 4.47m)(Max Points)**

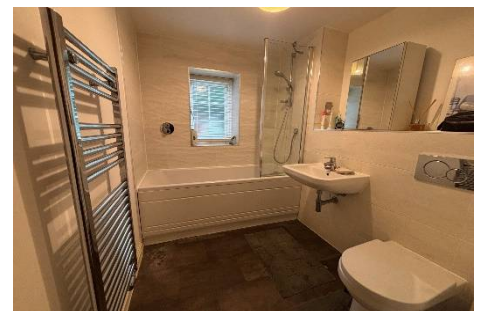
Bedroom **12'8" x 9'4" (3.86m x 2.84m)**

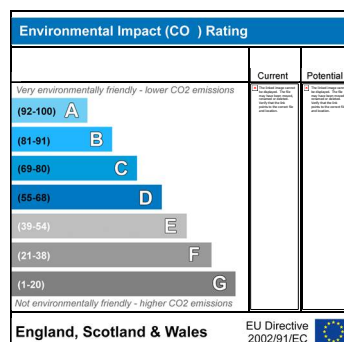
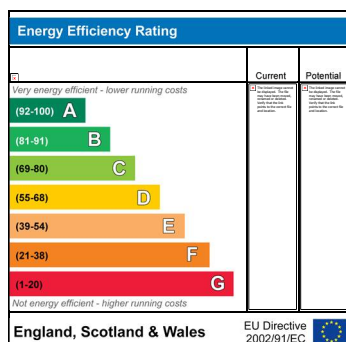
Utility Cupboard **9'2" x 3'1" (2.79m x 0.94m)**

Exterior

Allocated Parking

Communal Gardens





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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.