



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



Offered as a 50% share, this **THREE BEDROOM, GROUND FLOOR APARTMENT** is **WELL PRESENTED THROUGHOUT**. This **SPACIOUS HOME** boasts a **GENEROUS LOUNGE /DINER** extending around 20ft alongside good size bedrooms and a large bathroom. Situated in the **STUNNING NAPSURY PARK** surrounding by green space yet with **GREAT ROAD** and **TRANSPORT LINKS**, this is a lovely home!

- **Ground Floor Apartment**
- **Three Bedrooms**
- **Generous Lounge/Diner**
- **Modern Kitchen**
- **Residents Parking**
- **Long Lease**
- **50% Shared Ownership**
- **Great Location**

Shared Ownership £185,000 Leasehold

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

Accommodation Comprises

Entrance Lobby

Entrance Hall

Kitchen 10'1" x 7'4" (3.07m x 2.24m)

Lounge/Diner 19'4" x 11'11" (5.89m x 3.63m)

Bedroom One 12'7" x 9'2" (3.84m x 2.79m)

Bedroom Two 12'6" x 10'11" (3.81m x 3.33m)

Bedroom Three 7'2" x 7'1" (2.18m x 2.16m)

Bathroom

Exterior

Communal Grounds

Parking

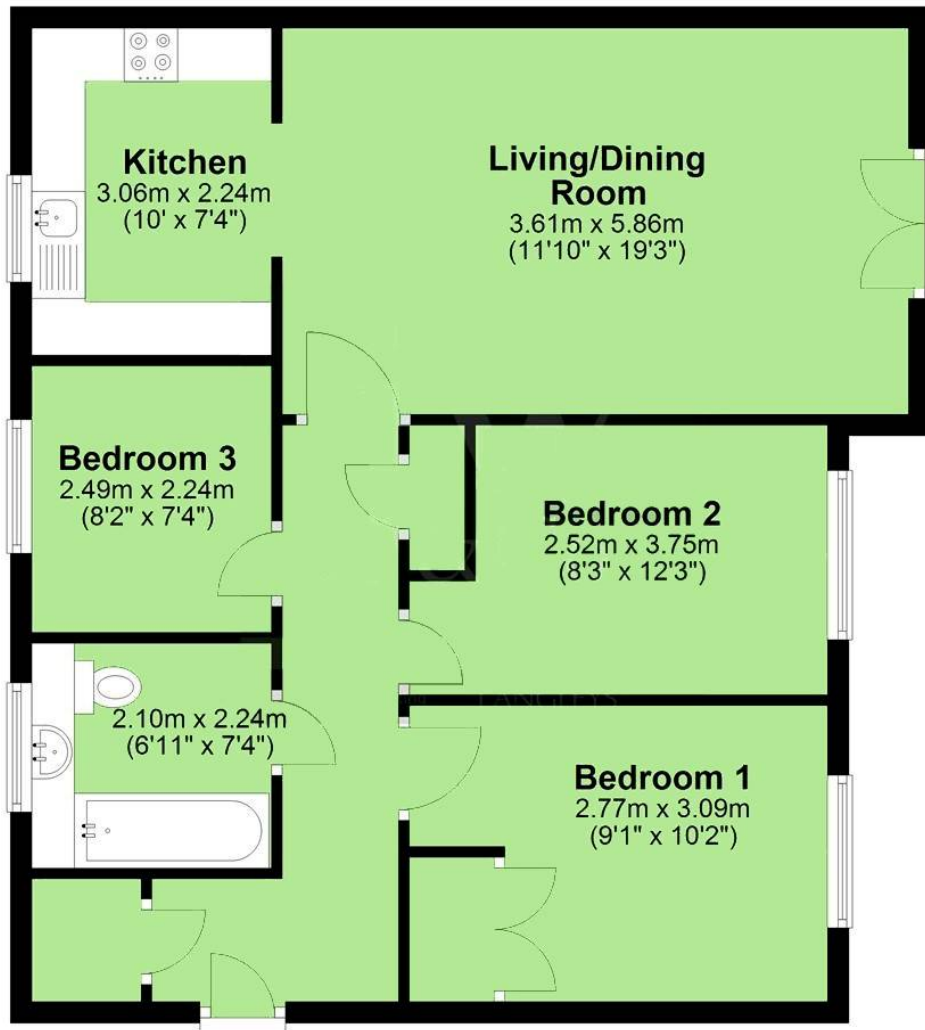
Lease and Shared Ownership Information

Monthly rental portion £471.40 Service Charge £59.44 Insurance £12.17 Management fee £23.33
Maintenance Fee £28.00



Ground Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



Total area: approx. 70.2 sq. metres (756.0 sq. feet)

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	78	80
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.