



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



Occupying an ENVIABLE CORNER POSITION with ROLLING VIEWS ACROSS OPEN FIELDS, this TOP FLOOR APARTMENT boasts HIGH CEILINGS and GENEROUS PICTURE WINDOWS which creates a STUNNING LIGHT AND SPACIOUS HOME. Situated in the POPULAR NAPSURY PARK, this property is surrounded by countryside yet has EXCELLENT MOTORWAY LINKS and is only a short drive from St Albans City Station. Offered CHAIN FREE, this property MUST BE VIEWED!

- **Top Floor Apartment**
- **Two Bedrooms**
- **Two Bathrooms**
- **Great Condition**
- **Large Lounge Diner**
- **Stunning Views**
- **Transport Links**
- **Chain Free!**

Asking price of £599,950 Leasehold

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

Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Diner 18'1" x 15'2" (5.51m x 4.62m)

Kitchen 10'11" x 8'1" (3.33m x 2.46m)

Bedroom One 20'3" x 16'2" (6.17m x 4.93m)

En-Suite

Bedroom Two 16'6" x 11'4" (5.03m x 3.45m)

Bathroom 6'11" x 6'9" (2.11m x 2.06m)

Parking

Allocated Parking Space

Lease Information

Service Charge £213.40 pcm Ground Rent £150 pa lease 110 years





TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(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.