



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Nell Gwynn Close, Porters Park, Shenley, Herts, WD7



Very well presented throughout, this one bedroom first floor apartment, in a small attractive block in a quiet position on Porters Park comprises of a lounge with vaulted ceiling, fitted kitchen, bathroom, double bedroom, communal gardens & off street parking. AVAILABLE Mid July!

- **Double Bedroom**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Off Street Parking**
- **Great Location**
- **Long Term**
- **Available Mid July!**

£1,200 per month

Nell Gwynn Close, Porters Park, Shenley, Herts, WD7

Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge 14'8" x 13'5" (4.47m x 4.09m)

Kitchen 11'1" x 8'5" (3.38m x 2.57m)

Bedroom One 11'1" x 10'1" (3.38m x 3.07m)

Bathroom

Exterior and Parking

Well maintained communal areas and off street parking.



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.