Goldring Way, Napsbury Park, St Albans, Herts, AL2

Located on the PRESTIGEOUS, Napsbury Park is this TWO BEDROOM, GROUND FLOOR apartment with direct access to gardens. Set behind gates with very easy access of local shops, parks and motorway links. CHAIN FREE

- **Two Bedrooms**
- **Two Bathrooms**
- **Lounge/Dining Room**
- **Kitchen**

- **High Ceilings**
- **Ground Floor**
- **Own Parking**
- **CHAIN FREE**

£525,000 Leasehold

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge/Diner **23'3" x 20'8" (7.09m x 6.30m)**

Kitchen **11'9" x 9'2" (3.58m x 2.79m)**

Master Bedroom **15'5" x 14'9" (4.70m x 4.50m)**

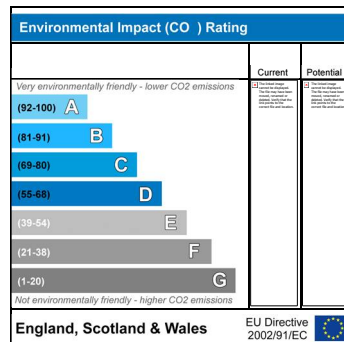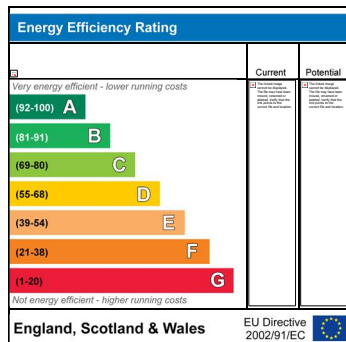**Dressing Area** **7'8" x 3'0" (2.34m x 0.91m)**
(excluding wardrobes)

En-Suite Shower Room

Bedroom Two **12'5" x 9'3" (3.78m x 2.82m)**

Exterior

Communal Gardens

Allocated Parking

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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.