



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



OVER 550 SQ FT! This one bedroom, second floor apartment offers MODERN LIVING ACCOMODATION surrounded by ACRES OF ARBORETUM. Benefitting from a LONG LEASE and with ALLOCATED PARKING, this lovely home offers a RURAL FEELING, yet with GREAT ROAD and TRANSPORT LINKS!

- Second Floor Apartment Over 550sq ft!
- Double Bedroom
- Generous Bathroom
- Lift to all Floors
- Long Lease
- Surrounded By Green Space
- Great Road Links
- Chain Free!

**£300,000 Leasehold**

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

## Accommodation Comprises

Secure video entryphone system

## Entrance Lobby

Lift and stairs to all floors

## Entrance Hall

**Open Plan Living Area** 26'11" x 10'0" (8.20m x 3.05m)

## Bedroom

**Bathroom** 6'10" x 5'6" (2.08m x 1.68m)

## Exterior

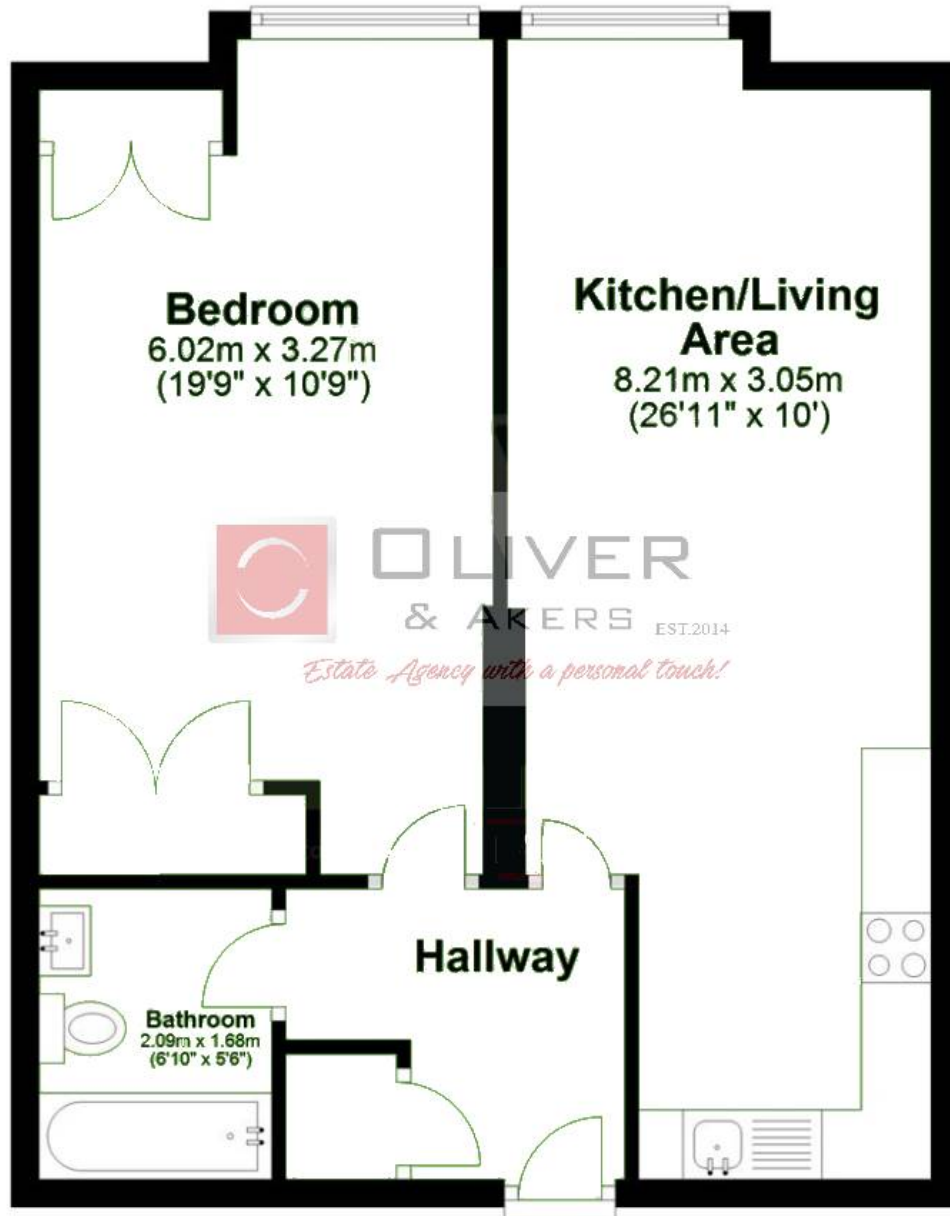
## Allocated Parking

**Lease Information** 19'9" x 10'8" (6.02m x 3.25m)



## Second Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 52.6 sq. metres (565.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
82	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.