



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) 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	
82	83
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	

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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.