



**OLIVER**  
**& AKERS** EST.2014

*Estate Agency with a personal touch!*

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



This ONE BEDROOM GROUND FLOOR APARTMENT is situated on the popular NAPSURY PARK surrounded by ACRES OF GREEN SPACE yet enjoys GREAT ROAD and RAIL CONNECTIONS. Occupying a corner position within the block this property also benefits from a lease in excess of 980 years!.

- Napsbury Park
- Ground Floor Flat
- One Double Bedroom
- Surrounded by Countryside
- Great Road Links
- Easy Access to Station
- Allocated Parking
- Long Lease

**Fixed Price £300,000 Leasehold**

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

Accommodation Comprises

Entrance Lobby

Entrance Hall

Open Plan Living 18'10" x 13'2" (5.74m x 4.01m)

Lounge Area

Kitchen / Dining Area

Bedroom 16'9" x 9'8" (5.11m x 2.95m)

Bathroom

Exterior

Lease Information





This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.  
Plan produced using PlanUp.

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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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.