

Azalea Close, Napsbury Park, London Colney, Herts, AL2



A GROUND FLOOR, one bedroom apartment on the very EXLUSIVE Napsbury Park. A detached, private block set behind its own GATED ACCESS! This property is offered CHAIN FREE and is shown in good condition throughout. Very easy access to all local amenities and motorway links.

- Ground Floor Apartment
 Modern Kitchen
- Double Bedroom
- **En-Suite Bathroom**
- **Dressing Room**

- Allocated Parking
- Gated Development
- Chain Free!

£299,950 Leasehold

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Accommodation Comprises

Video security entry phone system.

Entrance Lobby

Secure post box, Stairs to first floor. Door to...

Entrance Hall

Long entrance hall, Ceiling light point, Two built in cupboards, One housing mega flow system, One housing meters, Radiator, Video security entry phone system, Wood flooring.

Lounge/ Diner 22'3" x 16'1" (6.78m x 4.90m)

High ceilings, Large window to side, Ceiling light point, Two radiators, TV points, Power points, Fitted carpet.

Opens to kitchen ..

Kitchen 9'11" x 6'10" (3.02m x 2.08m)

Inset ceiling spotlights, Window to side, Range of fitted wall and base units with integrated appliances, Power points, Tiled flooring.

Bedroom 14'3" x 10'5" (4.34m x 3.18m)

Large window to side, Ceiling light point, Fitted wardrobes, Radiator, Fitted carpet, Power points, TV point, Doors to bathroom and Dressing Room.

En-Suite Bathroom

Inset ceiling spotlights, Panel enclosed bath with shower above, Low level WC, Pedestal wash hand basin, Heated towel rail, Fitted carpet.

Dressing Room

Guest WC

Ceiling light point, Tiled walls, low level WC, Wash hand basin, Wood flooring.

Exterior

The property sits in a secluded location entered through Azalea Close. It is surrounded by mature shrubs and trees and has stunning views overlooking open fields.

Parking

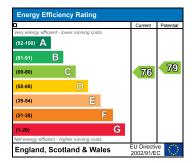
Two allocated residents parking spaces close to the main door and ample visitors bays.

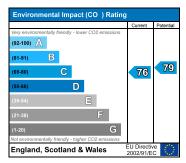


Ground Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. it is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.