



**OLIVER
& AKERS**

Estate Agency with a personal touch!



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



A **GROUND FLOOR**, one bedroom apartment on the very **EXCLUSIVE** 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**
- **Double Bedroom**
- **En-Suite Bathroom**
- **Dressing Room**
- **Modern Kitchen**
- **Allocated Parking**
- **Gated Development**
- **Chain Free!**

£299,950 Leasehold

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

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.

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 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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.