

Oliver & Akers

**Lime Tree Court, Napsbury Park, St. Albans, Hertfordshire,
AL2**



Situated in the BEAUTIFUL NAPSBUURY PARK is this THREE BEDROOM TOP FLOOR APARTMENT. Benefitting from a NEW KITCHEN AND BATHROOM this property offers GENEROUS ACCOMMODATION with the added advantage of USEFUL LOFT SPACE. Boasting RESIDENTS PARKING and SURROUNDED BY GREEN SPACE , this home is ideally located for both road and rail links.

- **Three Bedrooms**
- **New Kitchen**
- **Modern Bathroom**
- **Top Floor**
- **Useful Attic Space**
- **Long Lease**
- **Residents Parking**
- **Great Location**

£375,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Stairs to all floors

Entrance Hall

Open Plan Living

Kitchen Area 3.10m x 2.21m (10'2" x 7'3")

Lounge/ Dining Area 5.92m x 3.63m (19'5" x 11'11")

Bedroom One 4.11m x 3.81m (13'6" x 12'6") max points

Bedroom Two 3.81m x 2.64m (12'6" x 8'8")

Bedroom Three 2.46m x 2.21m (8'1" x 7'3")

Family Bathroom 2.21m x 2.18m (7'3" x 7'2")

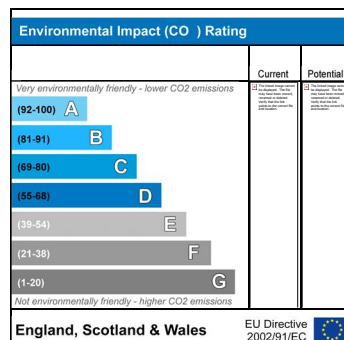
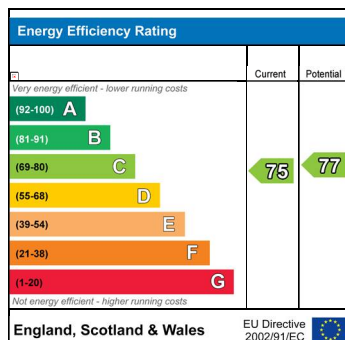
Parking

residents parking on first come first served basis

Grounds

Set in acres of Arboretum , with trees, open spaces and sports pavilion





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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.