

## **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**

**£399,950 Leasehold**

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

## 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")

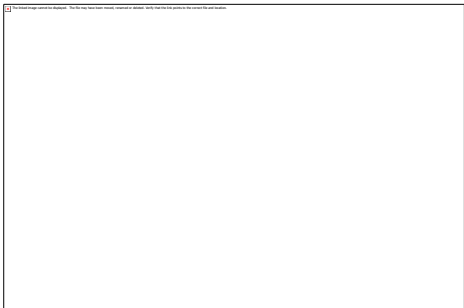
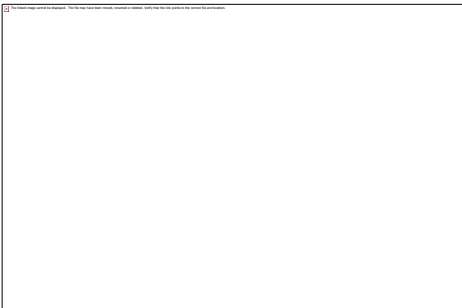
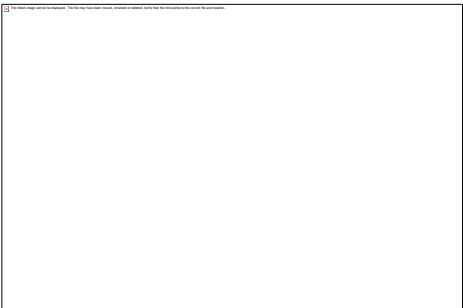
Family Bathroom 2.21m x 2.18m (7'3" x 7'2")

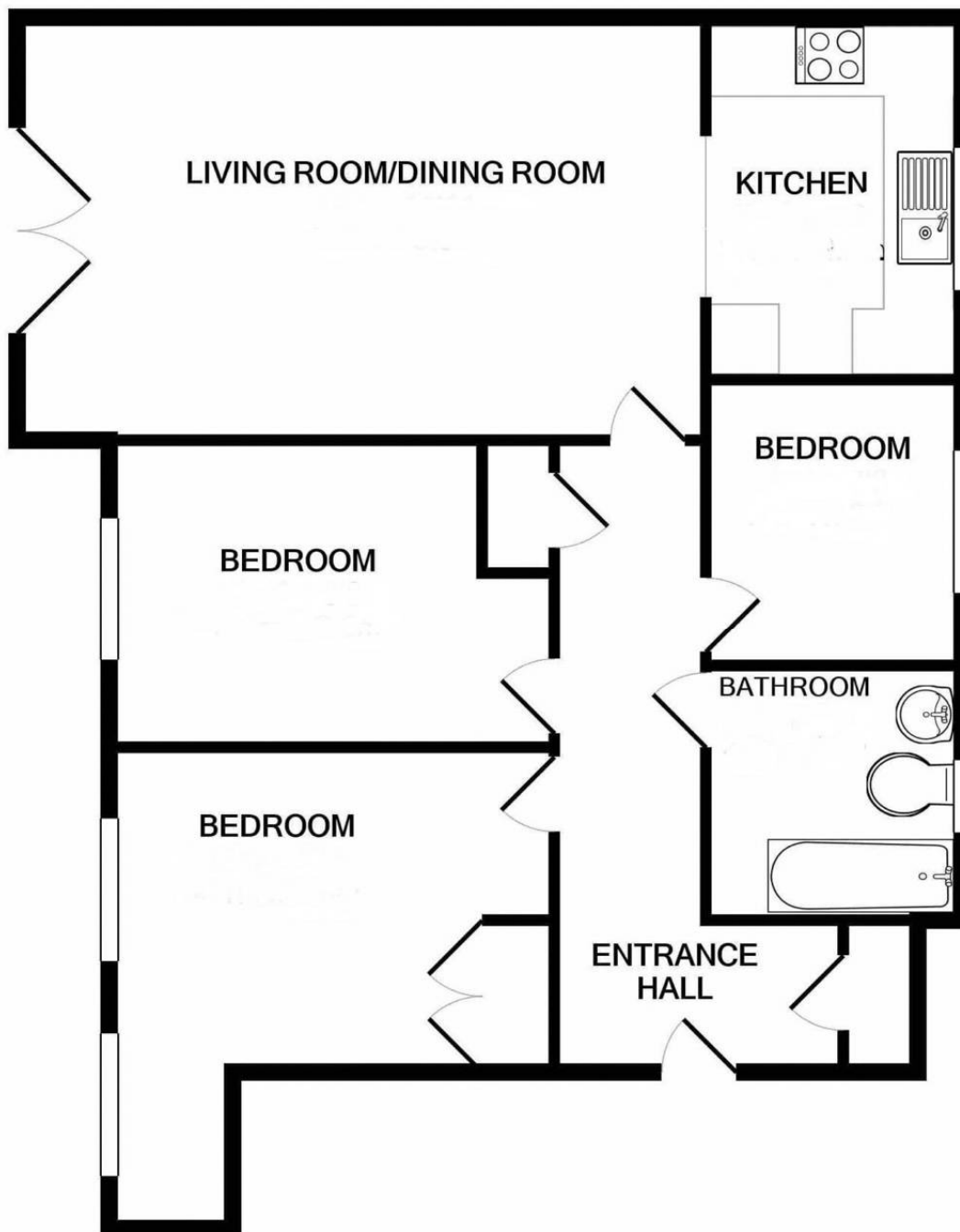
### Parking

residents parking on first come first served basis

### Grounds

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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- (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.
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