

# Oliver & Akers

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



This is a FANTASTIC OPPORTUNITY to purchase a 50% share on a TWO BEDROOM, GROUND FLOOR APARTMENT in the stunning Napsbury Park! Surrounded by acres of green space and with GREAT ROAD AND TRANSPORT LINKS, this is a great first time buy!

- Ground Floor Flat
- Two Bedrooms
- Large Modern Bathroom
- Residents Parking
- Surrounded by Green Space
- Transport Links
- 50% Share
- Long Lease

**Shared Ownership £170,000 Leasehold**

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

Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 17'4" x 14'5" (5.28m x 4.39m)

Kitchen 12'1" x 7'3" (3.68m x 2.21m)

Bedroom One 11'6" x 11'4" (3.51m x 3.45m)

Bedroom Two 10'10" x 8'5" (3.30m x 2.57m)

Bathroom

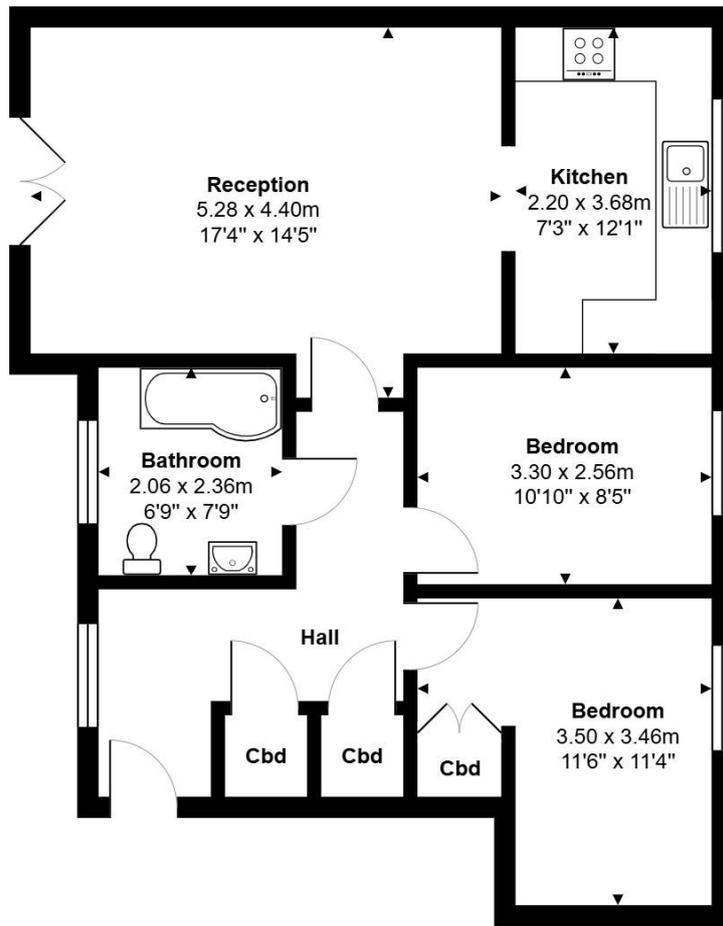
Exterior

Communal Grounds

## Shared Ownership Information

Rent £453.02 pm Service Charge £51.64 Buildings insurance £12.17 Management Fee £23.33 Reserve Fund Payment £28





Total Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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		75	77
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**

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.