



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Nell Gwynn Close, Porters Park, Shenley, Herts, WD7**



Very well presented throughout, this one bedroom first floor apartment, in a small attractive block in a quiet position on Porters Park comprises of a lounge with vaulted ceiling, fitted kitchen, bathroom, double bedroom, communal gardens & off street parking. AVAILABLE Mid July!

- **Double Bedroom**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Off Street Parking**
- **Great Location**
- **Long Term**
- **Available Mid July!**

**£1,150 per month**

# Nell Gwynn Close, Porters Park, Shenley, Herts, WD7

Accommodation Comprises

**Communal Entrance Hall**

**Entrance Hall**

**Lounge 14'8" x 13'5" (4.47m x 4.09m)**

**Kitchen 11'1" x 8'5" (3.38m x 2.57m)**

**Bedroom One 11'1" x 10'1" (3.38m x 3.07m)**

**Bathroom**

**Exterior and Parking**

Well maintained communal areas and off street parking.



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

### 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.